



1 Brookside, Denby Dale

An appealing three-bedroom semi-detached home set in the ever-popular village of Denby Dale with its extensive local amenities, train station, easy access to the M1 and much-admired local schools at junior, middle and high school levels. Well priced and offered for sale with no upper chain, early viewing is recommended to fully appreciate what is on offer here. The accommodation briefly comprises: entrance vestibule, WC, kitchen, dining area, lounge and garden room, first floor landing, three bedrooms and bathroom. There are gardens to the front and rear and the drive and garage are also located to the rear. The property has double-glazing and gas fired central heating.

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Accommodation

GROUND FLOOR

Entrance Vestibule

The entrance has a central heating radiator and useful store cupboard, suitable for coats. Doors lead off to the WC and kitchen.



WC

Comprising of a two-piece suite including low-level flush WC and vanity hand wash basin. Here there is an obscure double-glazed window.



Kitchen

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7' 11" x 7' 4"

The kitchen area has units to the high and low level with a single bowl sink unit, plumbing for a dishwasher, integral electric oven with separate grill and microwave above. The room has a double-glazed window allowing views over the properties front garden and village beyond. An open archway opens to the property's dining area.



Dining Area

13' x 7' 5" max

Here stairs rise to the first-floor landing. There is a central heating radiator, door gives access to the garden room and there is a double-glazed window.



Garden Room

9' 1" x 5' 6" (plus robes)

This useful extension to the rear has a central heating radiator, glazed external access door as well as window to the side and to the side of the door. Currently used as a home office but can offer a variety of uses.



Lounge

15' 3" x 10' 11" max

Enjoying a dual aspect with double-glazed windows to the front and rear, there are exposed beams to the ceiling, and the lounge has a living flame effect gas fire, set upon a raised hearth with a granite backcloth and a timber period surround. The room has a central heating radiator.

FIRST FLOOR



Landing

The landing enjoys twin windows, central heating radiator and doors lead off.



Bedroom 2

10' 11" x 8' 9" max

Located to the rear of the property, the room has double-glazed windows and a central heating radiator.



Bedroom 1

10' 7" x 9' 5" max

The principal bedroom has built-in wardrobes to the left and further high-level storage, and the bedroom is home to the property's loft access point. The room has a central heating radiator and double-glazed windows allowing views over the property's rear and Denby Dale beyond.



Bedroom 3

7' 7" x 7' 3"

The smallest of the bedrooms but still of a good proportion. The room is located to the front of the property, has a central heating radiator and a double-glazed window.

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Bathroom 8' 4" x 5' 11" max

Comprising of a three-piece suite in white including low-level flush, bath with shower over, including rain head style attachment and a pedestal hand wash basin. The room has a towel rail style radiator, obscure double-glazed window and an extractor fan. Here and behind a curtain the property currently has plumbing for an automatic washing machine; the new owners may consider changing this or keeping the useful utility style space. In the bathroom the floor is tiled, the room is tiled in the main to half height and to full ceiling height around the bath and shower area.



Front Garden

The front garden wraps around the property to the side. It has a good size lawned area as well as a paved area and there is some established planting.



Rear Garden

The property's rear garden has fenced boundaries in the main. There are lawned areas and additional patio area and paving. Here there is a good size storage shed, and the back garden enjoys a pleasant rear aspect.

Garage

The property owns a single garage to the rear with a driveway suitable for the parking of two cars. There is power and lighting.

Additional Information

The property is Freehold; Energy rating 66 (Band D); Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors with a range of suppliers.

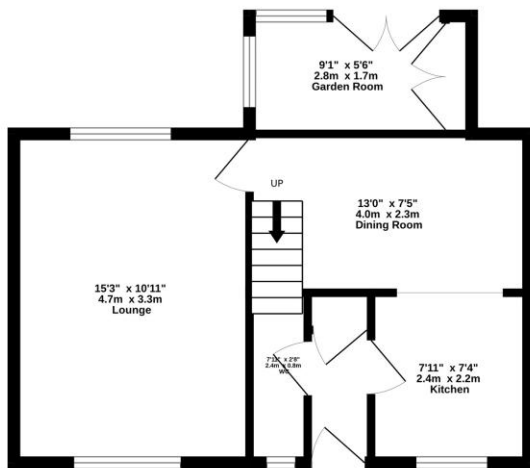
Viewing

By appointment with Wm Sykes & Son.

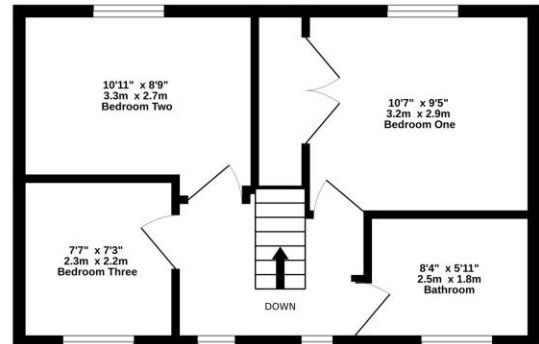
Directions

Brookside forms part of Wakefield Road and is in Denby Dale village centre. It is on the right a short distance after Gordon & Franks Coffee House.

GROUND FLOOR
 422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
 368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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