



### 4 bed terraced house to buy in

Bank Lane, Upper Denby, Huddersfield,  
West Yorkshire, HD8 8UT

**£320,000** Starting Bid

 x4  x2  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Four Bedrooms
- ✓ Master Bedroom with En-Suite
- ✓ Spacious Accommodation
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This beautiful four bedroom stone built home has been tastefully modernised to retain original features and is presented to a high standard.

The property benefits from a large dining kitchen, cosy lounge with wood burning stove, downstairs w. c, cellar, four first floor bedrooms with en-suite to the master and house bathroom with modern fittings. Outside the property boasts off street parking, low maintenance enclosed rear garden with paved area. The property is situated in the heart of Upper Denby village, which has a well-regarded primary school and open countryside on its doorstep.

Surrounding towns and villages can easily be reached via the good network links the village provides.

A fabulous four bedroom stone cottage with spacious living accommodation and lovely enclosed rear garden enjoying far reaching picturesque views.

Entrance Hallway - 6.34 approx x 1.83 max (20'9" approx x 6'0" max) - You enter the property through a part glazed composite door into the entrance hallway which has ample space to remove and store coats and shoes. Oak effect laminate flooring is underfoot, and a staircase ascends to the first floor landing. Doors lead through to the lounge, dining kitchen, downstairs W. C and cellar.

Lounge - 4.48 max x 4.36 max (14'8" max x 13'1".118'1" max - This attractive and spacious lounge is of good proportions and has a beautiful feature fireplace housing a red wood burning stove. There is plenty of space to house freestanding living room furniture and the room is flooded with light from the front facing window. The room is decorated in neutral tones, has carpeted flooring, pendant lighting and a door leads to the entrance hallway.

Dining Kitchen - 5.08 max x 4.59 max (16'7" max x 15'0" max) - A timber door opens to the kitchen which has retained characterful features including the chimney breast with oak surround. The kitchen has windows across the rear wall which allows an abundance of natural light to flood in and provides a beautiful outlook over fields and countryside. There is a slate floor with underfloor heating and the kitchen is presented with a range of fitted base and drawer units with granite work surfaces over. There is a sunken stainless steel sink with chrome mixer tap and matching upstands to the walls. There is ample space for a family dining table and chairs and a lovely range style stove with double oven and six ring gas hob sits inside the large chimney breast which has an extractor fan over. There is an integrated fridge and dishwasher and internal doors lead to the entrance hallway and utility room. An external stable style door provides access to the rear garden.

Utility Room - 2.3 approx x 1.89 approx (7'6" approx x 6'2" approx) - Located just off the kitchen this useful utility room enjoys ample space to house appliances and has plumbing for a washing machine. A black laminate worktop runs along two walls and a window enjoys views out over the rear garden and surrounding fields. Slate flooring runs through from the kitchen dining room and there is a central ceiling light. A door leads to the kitchen,

Downstairs W. C - 0.94m approx x 2.02 approx (3'1" approx x 6'7" approx) - A useful W. C is accessed from the entrance hallway which has a closet hand wash basin with mixer tap over and a low rise W. The room is partially tiled with white wall tiles, contrasting beige floor tiles and a door leads to the hallway.

First Floor Landing - 3.54 max x 3.96 max (11'7" max x 12'11" max) - Stairs ascend from the entrance to the first floor landing where doors lead to the four bedrooms and house bathroom. There is a large storage cupboard that is ideal for housing bed linen and towels alongside other household items.

Bedroom One - 4.33 max x 4.37 max (14'2" max x 14'4" max) - This fabulous master bedroom has room for freestanding bedroom furniture, has been finished in neutral tones and enjoys exposed timber beams along with a large front facing window with views over the quiet street. The room benefits from pendant lighting, carpeted flooring and doors lead to the en-suite shower room and landing.

En-Suite - 1.69 approx x 1.75 approx (5'6" approx x 5'8" approx) - This modern en-suite shower room features a walk-in shower with raincloud shower and handheld attachment, pedestal hand wash basin with chrome taps and a low flush W. There is tile effect vinyl to the floor contrasting with neutral decor, white towel radiator and a door leads to the master bedroom.

Bedroom Two - 4.77 approx x 2.53 approx (15'7" approx x 8'3" approx) - Another good-sized double bedroom located at the rear of the property, with a picturesque view out over neighbouring fields, pendant lighting, carpeted flooring and a door which leads to the landing.

Bedroom Three - 3.14 approx x 2.61 approx (10'3" approx x 8'6" approx) - Located to the rear of the property this good sized third bedroom fits a double bed but would also make an ideal child's bedroom, dressing room, study or hobby room. There is carpeted flooring, pendant lighting, rear facing window and a door leads to the landing.

Bedroom Four - 2.93 approx x 3.03 approx (9'7" approx x 9'11" approx) - Located to the front of the property this fourth bedroom is another good-sized double. There is carpeted flooring, pendant lighting, front facing window and a door leads to the landing.

House Bathroom - 3.27 approx x 2.07 approx (10'8" approx x 6'9" approx) - This lovely house bathroom is nice and bright and features a four piece white suite comprising of a corner shower cubicle, panelled bath with chrome mixer tap in the middle, a pedestal hand wash basin and a low flush W. There is a fully tiled floor with contrasting white wall tiles, a rear facing window and recessed spotlighting. A door leads to the landing.

Rear Garden - The fully enclosed garden is mainly laid to lawn and adjoins open fields, providing an idyllic place to sit out and enjoy your surroundings. A fence separates the lawn from a paved area directly outside the property which provides space for outdoor furniture allowing alfresco dining and entertaining. There is a useful storage shed and a gate provides access to the front of the property.

Front - To the front of the property there is a gravelled area that is perfect for pots and planters. Steps lead up to the front door.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £320,000

Property Type: Terraced House

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Heating: Gas

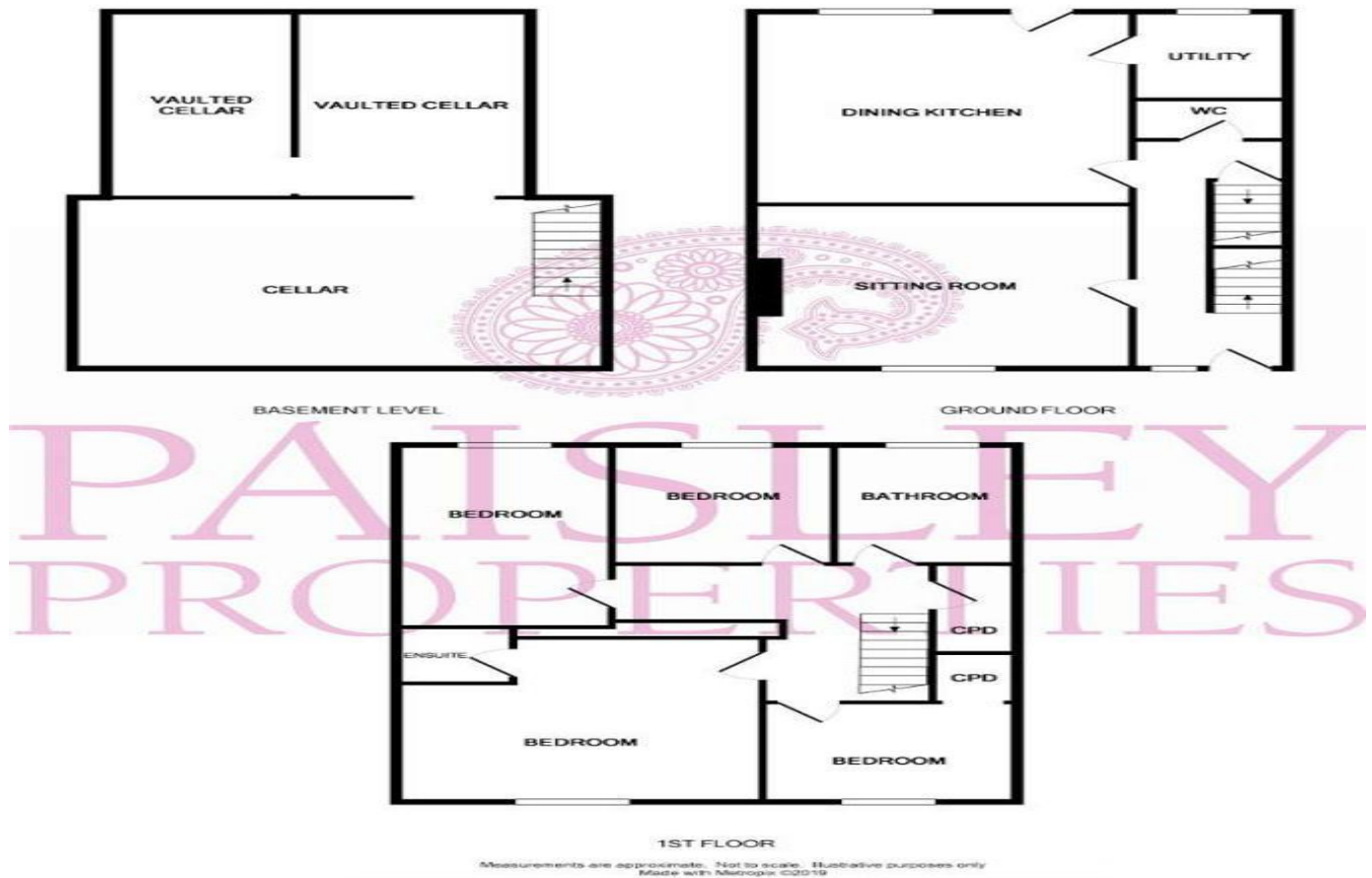
Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Bank Lane, Upper Denby, Huddersfield, West Yorkshire, HD8 8UT

Contact your local branch today for more information on this property:

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