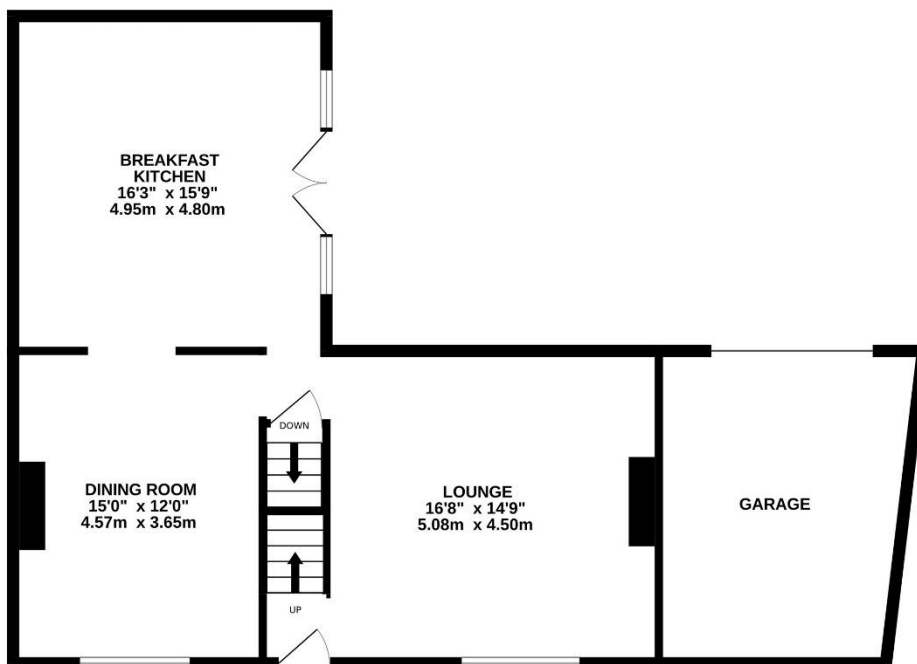


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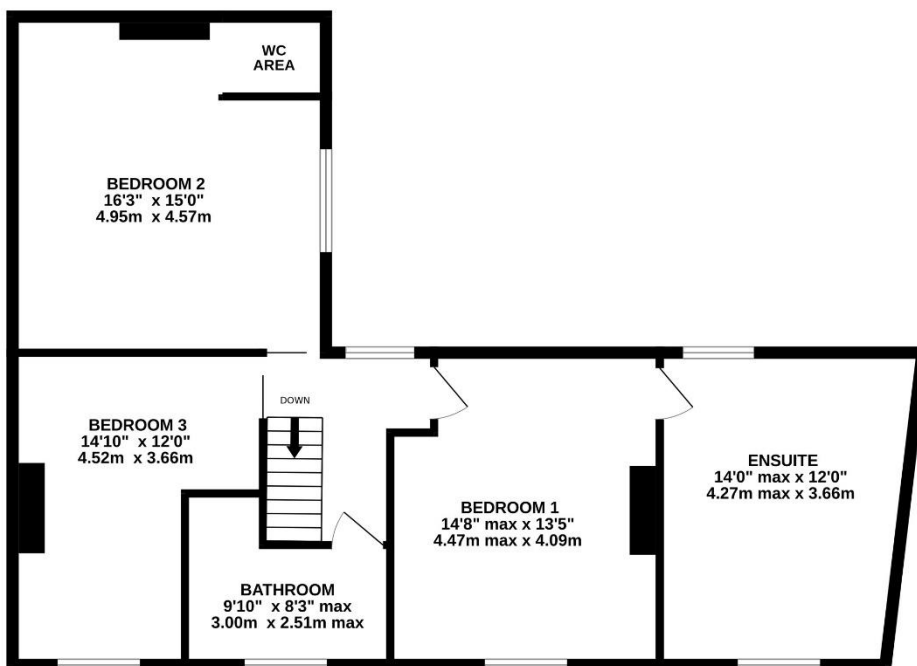


**THE OLD TAVERN, DENBY LANE, UPPER DENBY, HD8 8UN**

GROUND FLOOR



1ST FLOOR



DENBY LANE

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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## PROPERTY DESCRIPTION

A DELIGHTFUL DETACHED DOUBLE FRONTED COTTAGE WITH PERIOD EXTENSION WHICH INCLUDES A GARAGE AND A STUNNING BREAKFAST KITCHEN EXTENSION AND LARGE DOUBLE BEDROOM OVER. WITH THREE DOUBLE BEDROOMS AND THE POTENTIAL TO CREATE FOUR, THIS BEAUTIFULLY RESTORED VILLAGE CENTRE PROPERTY HAS TREMENDOUS ACCESS TO VILLAGE WALKS AND IS JUST A STONES THROW AWAY FROM THE LOCAL SCHOOL, CHURCH, AND PUBLIC HOUSE. WITH DELIGHTFUL SMALL SITTING OUT AREAS, LARGE TARMACADAM DRIVEWAY. It briefly comprises stunning lounge, delightful dining room, beautiful breakfast kitchen with large island unit and glazed doors out to the stone flagged patio. Three double bedrooms, bedroom one with huge en-suite, delightful house bathroom / shower room and in short, a lovely village home beautifully presented and well renovated over recent years.

**OFFERS AROUND £590,000**

## ENTRANCE

The everyday entrance is via beautiful twin very large timber and glazed doors that give access directly through to the stunning breakfast kitchen. These doors have further glazing to either side creating a wall of glazing which allows a huge amount of natural light into the room and a pleasant view out over the stone flagged rear garden area, driveway and beyond.

## BREAKFAST KITCHEN

*Measurements – 16'3" x 15'9"*

The breakfast kitchen as the photograph suggests has many features including a fabulous floor, a full and comprehensive range of units these being at both high and low level, fabulous granite working surfaces and decorative tile splashbacks. There is an inset twin ceramic sink with stylish mixer tap over. There is also an integrated dishwasher and pull-out trash bin. The kitchen also has provisions for a microwave and plumbing for a large American style fridge freezer. There is a range master oven with a three-ring and hot plate induction hob, glazed splashback, and matching extractor fan over. With inset spotlighting to the ceiling, the room is particularly pleasing and has underfloor heating. Broad opening leads through to the dining room and an opening through to the inner lobby.









## DINING ROOM

*Measurements – 15'0" x 12'0"*

Once again, the dining room has attractive features, a window giving a pleasant outlook to the front and a beautiful stone chimney breast with exposed stonework. There is a raised stone flagged hearth, stone backcloth and this is home for a delightful antique wood burning stove. The room also has exposed stone walling to either side of the chimney breast and a chandelier. Once again there is underfloor heating. From the inner lobby the staircase leads down to the cellar.



## CELLAR

The property's cellar has a good broad access staircase down. The cellar has a vaulted ceiling and is home for the property's utility area with plumbing for an automatic washing machine and space for a dryer and additional fridge. It is also home for the property's gas fired central heating boiler and pressurized hot water system. The cellar is of a good-size and has shelving and strip lighting.

## LOUNGE

*Measurements – 16'8" x 14'9"*

Perhaps best demonstrated by the photographs and floor layout plan this is a particularly large room. It has a lovely outlook to the front. There are three wall light points, underfloor heating, fabulous flooring, and a doorway leads out to the front garden. The room has a broad chimney breast with raise stone flagged hearth, tiled inner of a particularly stylish nature and all is home for very large cast iron glazed fronted woodburning stove.









## STAIRCASE

The stone staircase which is a fabulous feature with stainless steel handrail and glazed balustrading rises to the first-floor landing.

## FIRST FLOOR LANDING

This is of a good size and has a pleasant window overlooking the property's rear garden and beyond. There is attractive flooring and ceiling light point. Timber boarded and latched door gives access through to bedroom one.



## BEDROOM ONE

*Measurements – 14'8" max x 13'5"*

A large double bedroom with a stunning long-distance view out over the village centre and with long distance views over towards Gunthwaite. The room has a central ceiling light point, is attractively decorated, two wall light points, provision for wall mounted television and decorative period fireplace. Further timber and latch door gives access through to the en-suite bathroom.







## EN-SUITE BATHROOM

Measurements – 14'0" max x 12'0"

This is exceptionally large and has windows to both the front and rear and a high angled beam ceiling line. With a wet room / shower to one side, vertical stylish central heating radiator, low level w.c., high specification double ended bath with standalone taps, further vertical central heating radiator, two wash hand basins, fabulous tiling, and four wall light points.





## BEDROOM TWO

*Measurements – 16'3" x 15'0"*

Once again, a very large room this has always been considered for potentially splitting into two separate rooms. It has a fireplace with broad chimney breast reaching up to the full ceiling height where there are magnificent beams on display. The window gives a pleasant outlook of the long-distance view. There is also a w.c. area. This is fitted with low level w.c. and pedestal wash hand basin. It has a low dividing wall; this could be altered to create a full en-suite if desired. The room has a provision for wall mounted television and a fabulous timber door with latch on rolling sliding iron work. Similar style door gives access through to bedroom three.



### **BEDROOM THREE**

*Measurements – 14'10" x 12'0"*

This large double room has inbuilt wardrobes, beams, and timbers con display. It is attractively decorated and has a lovely view out to the front.



### **HOUSE BATHROOM**

*Measurements – 9'10" x 8'3" max*

In the fabulous colour and leaded stained-glass window, the shower room is superbly appointed with a Sanitan pedestal wash hand basin, low level w.c. and shower with chrome fittings. There is a vertical central heating radiator / heated towel rail, timber panelling to dado height, attractive flooring, good sized window, and inset spotlighting to the ceiling.







## EXTERNAL

The property occupies a delightful position within the village centre and is a short walk away from wonderful rural walks both to the front via Gunthwaite Lane down towards Gunthwaite, Cawthorne and beyond or to the rear via Bank Lane down towards Denby Dale. The property has delightful garden areas.

## FRONT EXTERNAL

To the front the gardens are extremely well tended and have attractive stone walling and well stocked flowering and shrubbed areas and stone flagged pathway to the entrance door. The driveway which is positioned to the rear provides parking for at least three vehicles and gives access to the integral garage.





### **INTEGRAL GARAGE**

This integral garage has an up and over door and is of a good size.

### **REAR EXTERNAL**

The rear gardens are stone flagged and contained by delightful shrubbery and trees and there is a timber log store.



### **ADDITIONAL INFORMATION**

It should be noted that the property has been renovated to a particularly high standard in recent times and has double-glazing, gas fired central heating. Carpets curtains and certain other extras maybe available by separate negotiation.

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## **ADDITIONAL INFORMATION**

EPC rating – E

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – E

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00





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