



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Gilthwaites Lane
Denby Dale, Huddersfield



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Offers In Region Of £390,000

FANTASTIC RECENT EXTENSION: PRESENTING WHAT WE BELIEVE TO BE THE ONLY TRUE BUNGALOW TO COME TO THE MARKET IN THE VILLAGE BOTTOM OF DENBY DALE. WITH NO STEPS OR STEEP SLOPES AND HAVING THE ABUNDANCE OF AMENITIES OF THIS HIGHLY FASHIONED VILLAGE ON THE DOORSTEP; 30 METRES FROM THE BUS STOP TO WAKEFIELD.

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PHARMACY, LIBRARY AND COMMUNITY CENTRE, AS WELL AS RESTAURANTS, BUTCHER, BAKERIES AND TEA ROOM. THIS FABULOUS FAMILY HOME BENEFITS FROM EXCEPTIONALLY SPACIOUS ROOMS AND ALSO HAS SCOPE FOR AN ANNEXE FOR A DEPENDANT RELATIVE USING MASTER SUITE AND SITTING ROOM.



ENTRANCE HALL

A practical covered porch leads into the bright, spacious hall, with plenty of built in storage for cloaks and a shoe store to the side. With favoured grey and white décor, the entrance hallway is indicative of the high calibre of presentation throughout.

DINING KITCHEN

22' 7" x 15' 6" (6.88m x 4.72m)

The real heart of this home is the bright spacious open plan living kitchen, carefully designed to meet the needs of the whole family with room enough to accommodate a dining table to seat eight or more. A wealth of units which ingeniously integrates an induction hob, Whirlpool oven, Bosch dishwasher and a tall fridge and freezer. Further practical storage is offered by a large utility cupboard, housing the boiler, washing machine and tumble drier. The open plan aspect and carefully considered colour scheme guarantee tremendous flow and a great deal of natural lighting. The fusion of industrial chic and comfort are harmonised perfectly offering an enviable home with perfect dimensions for large furniture.

SITTING ROOM

13' 8" x 12' 5" (4.17m x 3.78m)

A spacious yet cosy room, perfect for relaxing at the end of a busy day. The brick feature wall is coordinated with stripped back elegance and includes a large window view to the garden.

MASTER SUITE

17' 5" x 11' 10" (5.31m x 3.61m) Master Bedroom

7' 9" x 5' 2" (2.4m x 1.58m) Dressing Room

7' 9" x 6' 11" (2.4m x 1.86m) En-suite

The dimensions provided further include the spacious dressing room and ensuite beyond offering an exceptionally sizable room that may not be indicative from an external appearance. Careful consideration to the floorplan should be adopted to appreciate the internal space within. Guaranteeing the epitome of luxury, the elegant décor and clean crisp lines have created a desirable master suite sure to impress. The ensuite comprises of a tub bath with chrome floor filler, bespoke counter top was basin, sourced and created by the homeowner and a close coupled toilet.

BEDROOM

12' 5" x 8' 10" (3.78m x 2.69m)

A second hallway leads to three double bedrooms, the first located to the right with a citrus pop of colour has bespoke blinds and plush carpeting.

BEDROOM

12' 2" x 9' 6" (3.71m x 2.9m)

A fun bedroom with stylish wall paper decorated with gold circles is fused with pale pink shades to present another good sized double bedroom with copious room for free standing furniture.

BEDROOM

13' 6" x 9' 2" (4.11m x 2.79m)

A double bedroom overlooking the private garden is presented in delicate duck egg shades and graceful paper. With bespoke blinds, the room is currently utilised as a workroom but offers tremendous space for a double bed and free standing furniture.

BATHROOM

9' 2" x 8' 6" (2.79m x 2.59m)

Three bedrooms are all perfectly served by the generously sized house bathroom; being fully tiled and with a white four-piece suite including a full double ended bath and a separate walk in double shower.

GARDEN ROOM

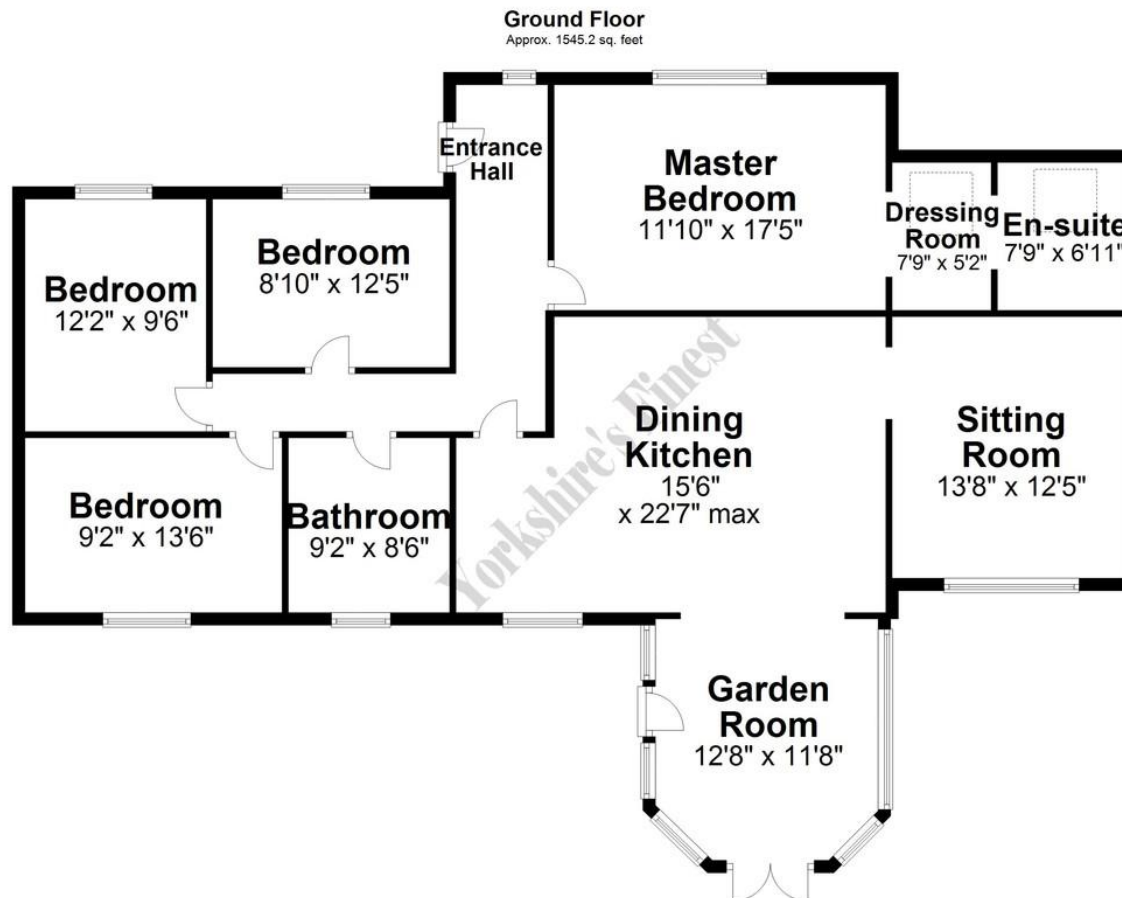
12' 8" x 11' 8" (3.86m x 3.56m)

The garden room is unique in the aspect that it has two access points to the garden which integrates the external and internal with perfect unison. Offering a fabulous open plan extension to the dining room but with careful design to also appreciate its own identity, the garden room is exceptionally stylish in its appearance and currently supports comfort seating and entertainment centre.

EXTERNALLY

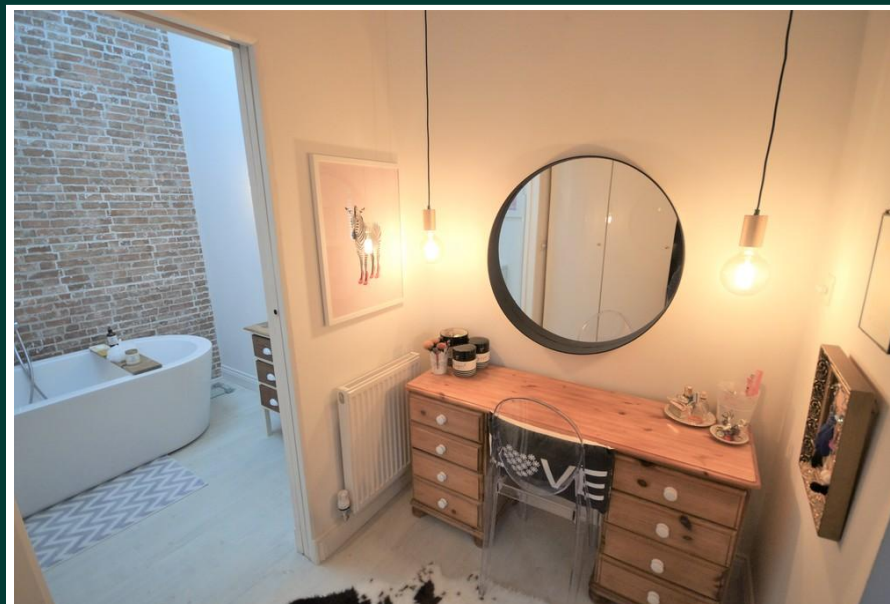
The fully enclosed, private, south facing rear garden has been carefully designed to provide low maintenance distinct areas for relaxation and play. A large paved patio area comes fully equipped with a gazebo and provides the perfect location for al fresco dining, while tiered flower beds soften the feel and provide interest. Double gates give access to a spacious storage area. A large resin drive provides parking for up to four vehicles and leads to the detached, larger than average, garage; complete with power, water, work space and an electric door.





Total area: approx. 1545.2 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors. Plan produced using PlanUp.

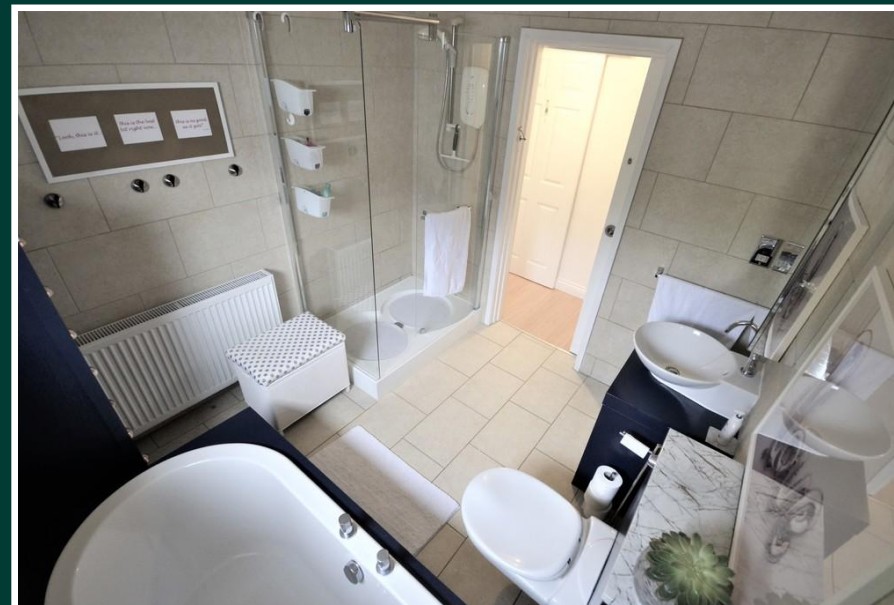


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