



## 8 Dearneside Road, Denby Dale, Huddersfield, HD8 8TP

£830 PCM

Located in the ever-sought-after village of Denby Dale is this three story, two-bedroom cottage having been finished to the most impeccable standard. This property is a must view! A layout briefly comprises dining kitchen on the ground floor with then lounge on the first floor then finally two bedrooms and bathroom on the second floor. Externally a good size rear garden can be found.

#### DINING KITCHEN

15'11" x 14'7" approx

Entering the property, the prospective tenant is greeted by the open plan dining kitchen. This room is finished to the highest spec demonstrating a fresh take on a character finish. Low and high shabby chic cupboards and complimenting work surface. There is a range style cooker lending itself to a commanding focal point. Two exposed stone pillars stand proudly, oozing character and divide the room. There is space for a six-seat dining set. Door opens onto the rear garden and lastly, wood flooring completes the overall design.

#### LOUNGE

16'11" x 15'4" approx

The lounge is another room that is dressed to impress. Decorated in a neutral yet tasteful palette, the lounge is enormous and is awash with natural light courtesy of the front and rear facing windows. Housed within an impressive stone surround is the multi-fuel stove. A must have in any character cottage.

#### MASTER BEDROOM

11'6" x 10'3" approx

The master bedroom is located to the rear of the home therefore enjoying a pleasant view of the rear garden. Once again decorated nicely, this room is a wonderful room in which to wake.

#### BEDROOM TWO

8'11" x 7'4" approx

The second bedroom is a good size single which benefits from the same attractive view of the garden.

#### BATHROOM

Fitted with a three-piece suite noting bath with shower over, WC and hand wash basin mounted upon vanity unit.

#### REAR

A low maintenance garden can be found to the rear. A chimenea also stands – a fantastic addition.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

