



cornerstone
ESTATE AGENTS

Gas Works Yard, Denby Dale



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Offers In Region Of £280,000

A TRULY GREAT OPPORTUNITY TO ACQUIRE THIS UNIQUE CHARACTER 4 BEDROOM SEMI DETACHED FAMILY HOME WITH A LARGE FORMER FORGE/WORKSHOP UNDER THE PROPERTY WITH A LONG GATED DRIVEWAY TO THE REAR OF THE PROPERTY, THERE IS REAL SCOPE TO USE THIS SPACE FOR A GARAGE OR BUSINESS.

ENTRANCE HALL Large L shaped entrance hall with doors leading to the Kitchen and reception rooms.

SITTING ROOM 13' 7" x 11' 3" (4.14m x 3.43m) Good sized light filled Sitting room, the reception rooms could be swapped if need be.

DINING ROOM 15' 1" x 12' 7" (4.6m x 3.84m) Another good sized reception room with gas fire with surround.

KITCHEN 12' 7" x 6' 5" (3.84m x 1.96m) Fitted kitchen with door leading to the conservatory. Eye level fitted twin oven, space for washing machine, built in 4 ring gas hob.



CONSERVATORY 9' 10" x 8' 1" (3m x 2.46m)
Fully double glazed Upvc conservatory with patio door leading to the garden.

BEDROOM 13' 0" x 11' 10" (3.96m x 3.61m)
Spacious Double bedroom situated to the front of the property.

BEDROOM 13' 0" x 9' 2" (3.96m x 2.79m)
Double bedroom situated to the front of the property.

BEDROOM 13' 0" x 6' 10" (3.96m x 2.08m)
Single bedroom situated to the front of the property.

SHOWER ROOM 3 piece suite comprising shower cubicle, wc and wash hand basin.

BEDROOM 6' 10" x 6' 4" (2.08m x 1.93m)
Single bedroom situated to the rear of the property.

EXTERNAL Parking are to the front of the property and small front garden. To the rear is a large rear garden with raised patio seating a large lawned area and long gated driveway leading down to the rear of the property to the large underhouse garage/workshop.

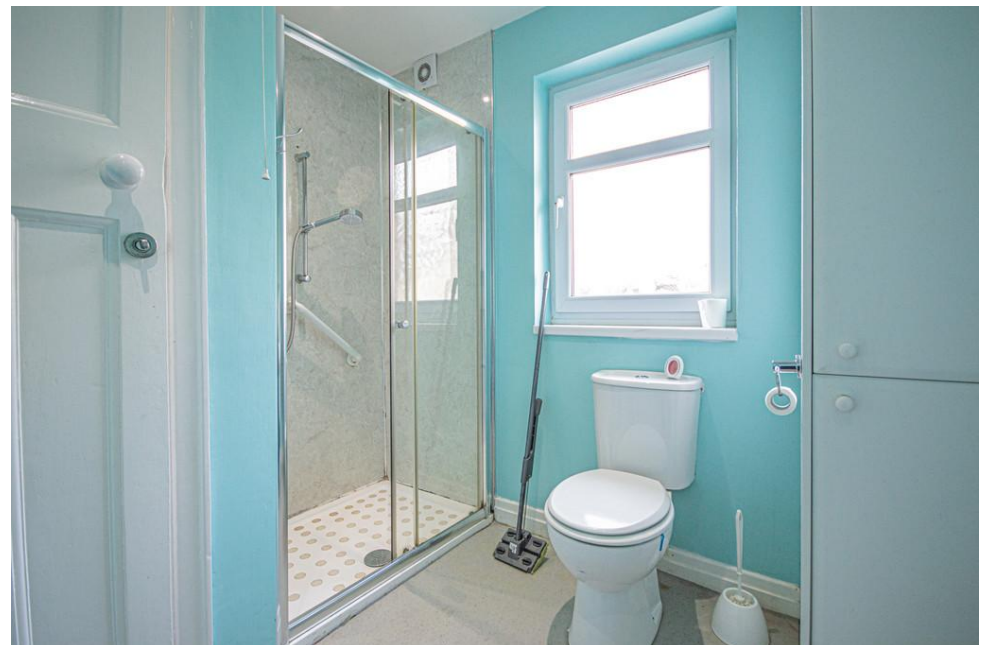
WHAT3WORDS ///youth.soulful.groom

AGENT NOTES

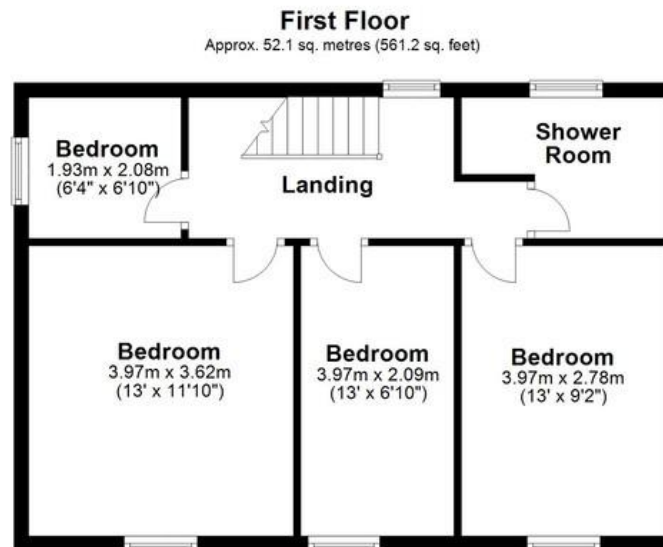
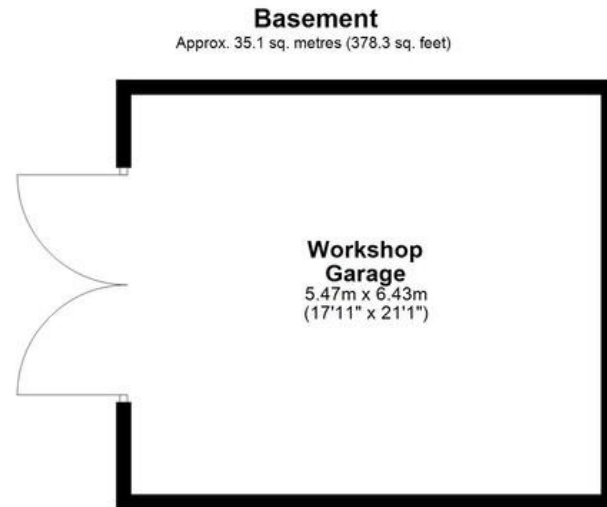
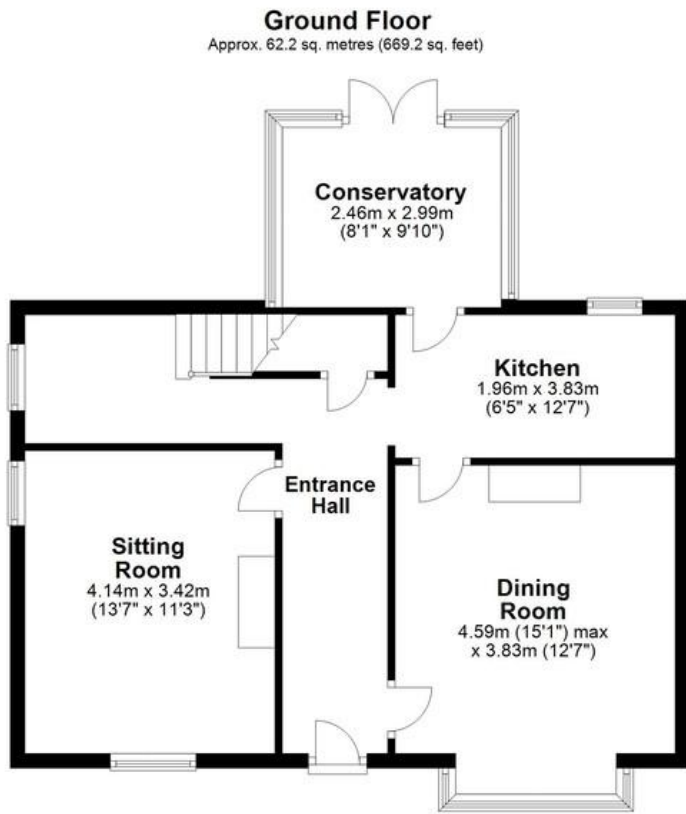
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Total area: approx. 149.5 sq. metres (1608.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		