



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS



# Denby Lane, Upper Denby, Huddersfield, HD8 8TZ

Offers Over £600,000

🛏️ 4 🍽️ 3 🛋️ 2



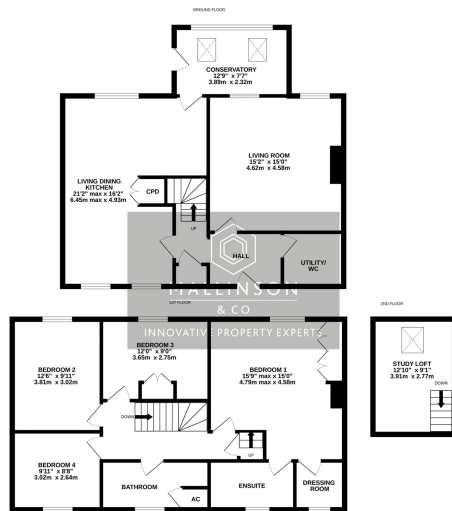
- PERIOD BARN CONVERSION WITH A WEALTH OF CHARM & CHARACTER
- HAMLET SETTING
- STUNNING OPEN COUNTRYSIDE VIEWS
- OPEN PLAN KITCHEN & UTILITY ROOM/W.C.
- GARDENS TO FRONT & REAR
- 4 BEDROOMS
- MANY ORIGINAL FEATURES
- CLOSE TO LOCAL AMENITIES & SCHOOLING
- DETACHED GARAGE & OFF STREET PARKING FOR 5 VEHICLES
- GARDEN ROOM







SIMPLY OUTSTANDING ... SET IN THE HEART OF THE STUNNING VILLAGE OF UPPER DENBY IS THIS BEAUTIFULLY APPOINTED, FOUR DOUBLE BEDROOM BARN CONVERSION, OFFERING A WEALTH OF CHARM AND CHARACTER AS WELL AS SPACIOUS ACCOMMODATION. THE PROPERTY FEATURES AN OPEN PLAN KITCHEN GIVING ACCESS TO A GARDEN ROOM, DETACHED GARAGE, OFF STREET PARKING FOR FIVE VEHICLES AND IS IDEALLY SUITED TO THE FAMILY PURCHASER. LOCATED WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES, SCHOOLING AND THE GEORGE PUBLIC HOUSE.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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.  
 Made with Mergo 02/20

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



INNOVATIVE  
PROPERTY  
EXPERTS

Mallinson & Co

Office: 01226 414 150

Email: [ben@mallinsonandco.co.uk](mailto:ben@mallinsonandco.co.uk)

Web: [www.mallinsonandco.co.uk](http://www.mallinsonandco.co.uk)

Suite 2, Penistone 1, St. Mary's Street, Penistone, Sheffield S36 6DT