3 Glen View Road, Shelley HD8 8JS

OFFERS OVER £200,000

NO ONWARD CHAIN THIS STONE BUILT THREE BEDROOM MID TERRACE FAMILY HOME HAS SPACIOUS LIVING ACCOMMODATION, AN ENCLOSED GARDEN, OFF ROAD PARKING AND A GARAGE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY PROPERTIES

LIVING ROOM 16′4″ apx x 14′5″ apx

You enter the property through a set of French doors into the living room which is neutrally decorated with a gas fire in a black granite surround as a focal point and ample space for lounge furniture. There is room to accommodate a dining table and chairs to one end. Doors lead to the kitchen and cellar.

CELLAR 6′11″ apx x 12′11″ apx
Accessed via a door and staircase from the lounge this excellent cellar is dry and perfect for storage.

KITCHEN 14′2″ apx x 9′1″ apx

Positioned to the rear of the property with a window looking out to the rear yard and fields beyond, this modern kitchen is fitted with cream gloss base and wall units, wood effect worktops, tiled chequerboard splashbacks and a stainless steel sink and drainer with mixer tap. Cooking facilities comprise of a gas hob and electric oven. Appliances include a tall freestanding fridge freezer and there is plumbing for a washing machine. To one corner sits a useful understairs cupboard. Carpet tiles run underfoot and a carpeted staircase ascends to the first floor landing. A part glazed uPVC door leads out to the rear yard and a door leads to the living room.

FIRST FLOOR LANDING 7′9″ apx x 7′1″ apx

A carpeted staircase ascends to the first floor landing. A hatch allows access to the loft which is fully boarded with a light and ladder. Doors lead to the three bedrooms and shower room.

BEDROOM ONE 14′4″ apx x 9′0″ apx

Located to the rear of the property with a lovely view over the fields from its window, this large double bedroom benefits from built in cupboards to the alcove. There is ample space for further items of freestanding bedroom furniture. A door leads to the landiing.

BEDROOM TWO 11′2″ apx x 6′11″ apx

Located to the rear of the property with a window looking out to the lane and countryside beyond, this single bedroom has ample space for a single bed and associated items of bedroom furniture. A door leads to the landing.

BEDROOM THREE 7′1″ apx x 8′3″ apx

Also located to the front of the property with a window looking out to the lane and countryside beyond, this single neutrally decorated bedroom has room for freestanding bedroom furniture. There is a panelled PVC ceiling. A door leads to the landing.

SHOWER ROOM 9′1″ apx x 5′0″ apx

This recently updated shower room is fitted with a walk in shower with a black waterfall thermostatic shower, a vanity bowl handwash basin with mixer tap and a low level toilet. Grey woodgrain and contrasting marble effect aqua boards adorn the walls. Grey patterned vinyl flooring runs underfoot. A panelled ceiling with spotlights and a chrome heated towel radiator complete the room. An obscure window allows natural light to enter and a door leads to the landing.

PARKING & GARAGE

There is parking for two vehicles in front of a detached garage which sits opposite the property across the lane. Down the side of the garage are a few steps which lead to a further garden area, perfect for growing vegetables.

REAR YARD

To the rear of the property is a yard area where there is a shed and space to hang washing. The other properties in the row have vehicular access round the back too as does this property so it would be feasible to park a vehicle here.

FRONT GARDEN

To the front of the property sits a low maintenance front garden which is fully enclosed.

MATERIAL INFORMATION
TENURE:
Freehold

ADDITIONAL COSTS:

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Standard brick and block / Stone

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENTS NOTES:
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

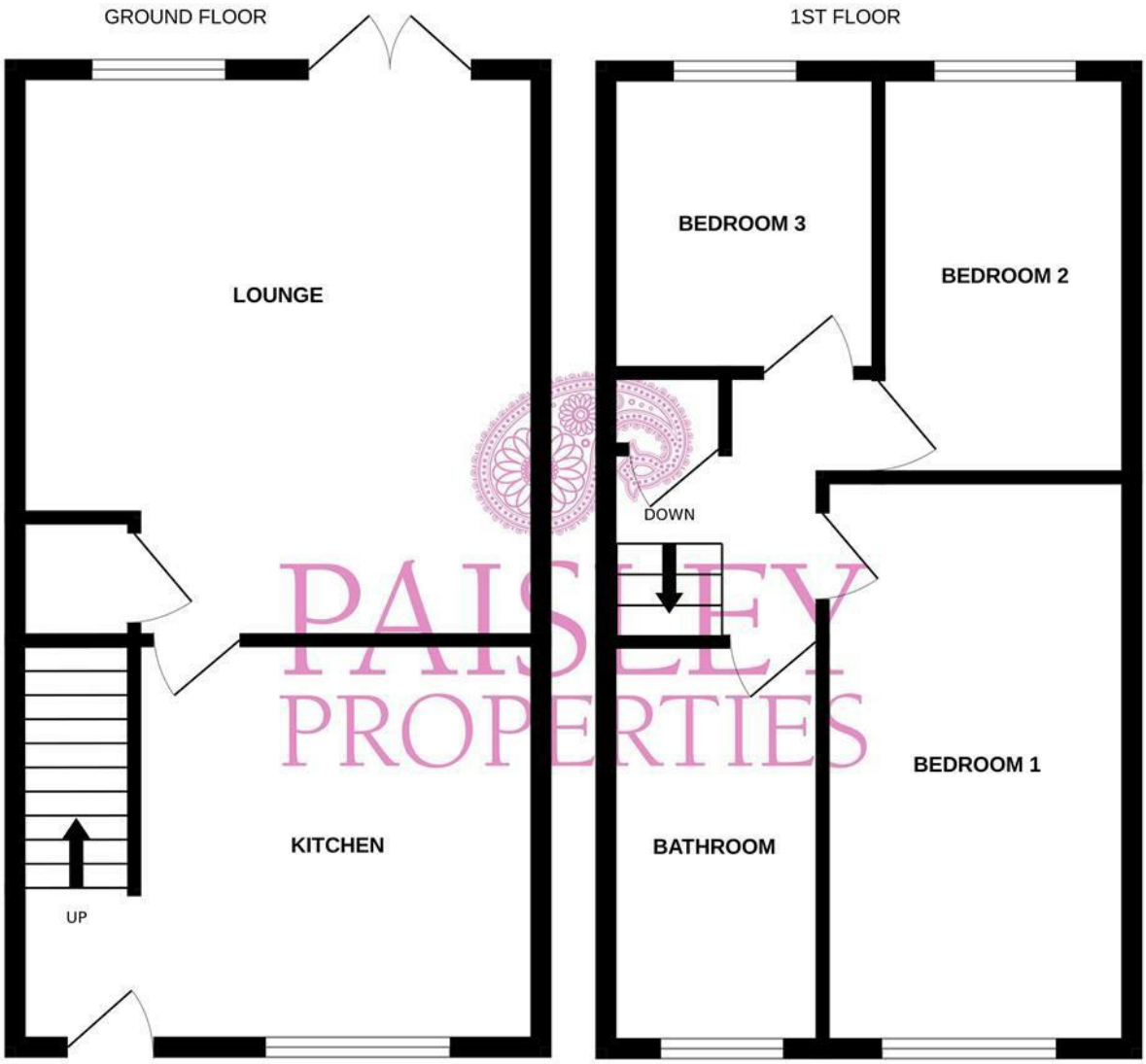
PAISLEY PROPERTIES

Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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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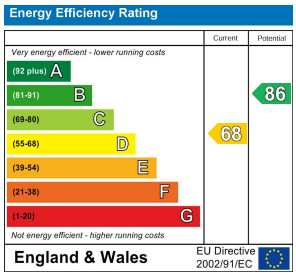

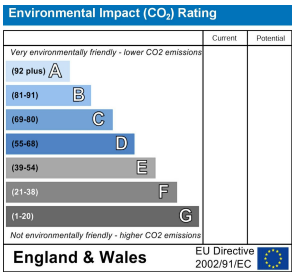

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