

70 Huddersfield Road,  
Shelley HD8 8HG

OFFERS IN THE REGION OF  
£169,950



THIS CHARMING TWO BEDROOM SEMI DETACHED COTTAGE HAS GARDENS AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: D

PAISLEY  
PROPERTIES

This stone built, chocolate box semi detached cottage boasts a private rear garden and off road parking within a gated area. Briefly comprising:- entrance hall, lounge with exposed beams, breakfast kitchen, cellar, rear porch, two bedrooms and bathroom the property has many character features and sits on the fringes of Shelley village. Shelley has a village shop, pubs and garden centre and sits betwixt Kirkburton and Skelmanthorpe, both having superb village amenities.

### **ENTRANCE HALL**

You enter the property through a uPVC door into the entrance hall where there is space to remove and store coats and shoes. Stairs ascend to the first floor landing, there is vinyl flooring and a part glazed door leads through into the lounge.

### **LOUNGE 11'10" max x 11'7" apx**

A charming front room with exposed timber ceiling beams and recess for a fire, this lounge offers space for freestanding furniture and has a front facing window. Part glazed doors lead to the entrance hall and kitchen.



### **KITCHEN 14'7" apx x 6'0" apx**

Positioned to the back of the property with a lovely outlook over the garden from its window is this breakfast kitchen. Fitted with painted timber wall and base units, roll top work surfaces, tiled splashbacks and a sink drainer and mixer tap this kitchen also has a built in electric oven, four ring gas hob, concealed extractor fan, integrated fridge, freezer and dishwasher. There is space for a table and chairs, vinyl tile effect flooring and doors leading to the cellar, lounge and porch.



### **CELLAR**

Steps lead down to a useful store area.

## **PORCH**

To the rear of the property is a handy porch, separating the kitchen from the garden. This space provides additional storage and has a side facing window, tiled flooring and two uPVC doors accessing the inside and outside.

## **FIRST FLOOR LANDING**

From the entrance hall stairs ascend to the first floor landing where there is space for freestanding furniture items if required. There is a mullion window overlooking the garden and doors lead to the two bedrooms and bathroom.

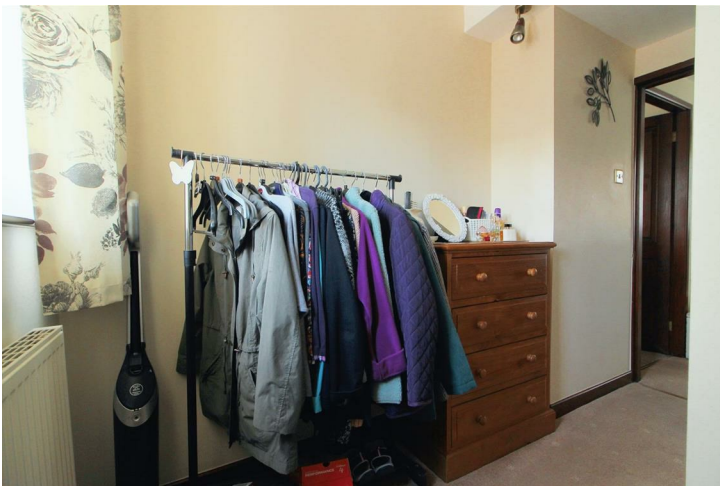
## **BEDROOM ONE 13'0" max x 8'10" max**

A wonderful double bedroom, this room sits to the front of the property and also has an attractive stone mullion window. There are built in wardrobes to one end of the room, a ceiling hatch provides access to the loft space and a door leads onto the landing.



## **BEDROOM TWO 9'10" max x 6'11" max**

This single bedroom benefits from built in storage over the bulk head, a front facing window with street scene view and door which leads to the landing. The room would make a superb nursery, home office or dressing room.



## **BATHROOM 8'8" apx x 5'1" apx**

Comprising of a three piece white suite including bath with shower over, pedestal hand wash basin and low level W.C this room is fully tiled in decorative wall tiles, has a rear facing stone mullion window, vinyl flooring and door which leads to the landing.



### **FRONT AND SIDE**

To the front of the property is a garden pathway which leads to the the front door and round to the rear garden. The pathway is lined with cottage flower beds and mature shrubs provide privacy from the roadside.



### **REAR GARDEN**

This pretty stone flagged garden offers the perfect secluded space for outdoor furniture where you can enjoy the peaceful location or socialise with friends and family. There is space for a large garden shed, a gate to the side garden and an opening leads to the off road parking.



### **PARKING**

Accessed via a gated driveway there are two generously sized parking spaces. There is the potential, subject to the necessary planning permissions and building regulations, to erect a garage like neighbouring properties have done.



#### **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 MORTGAGES**

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

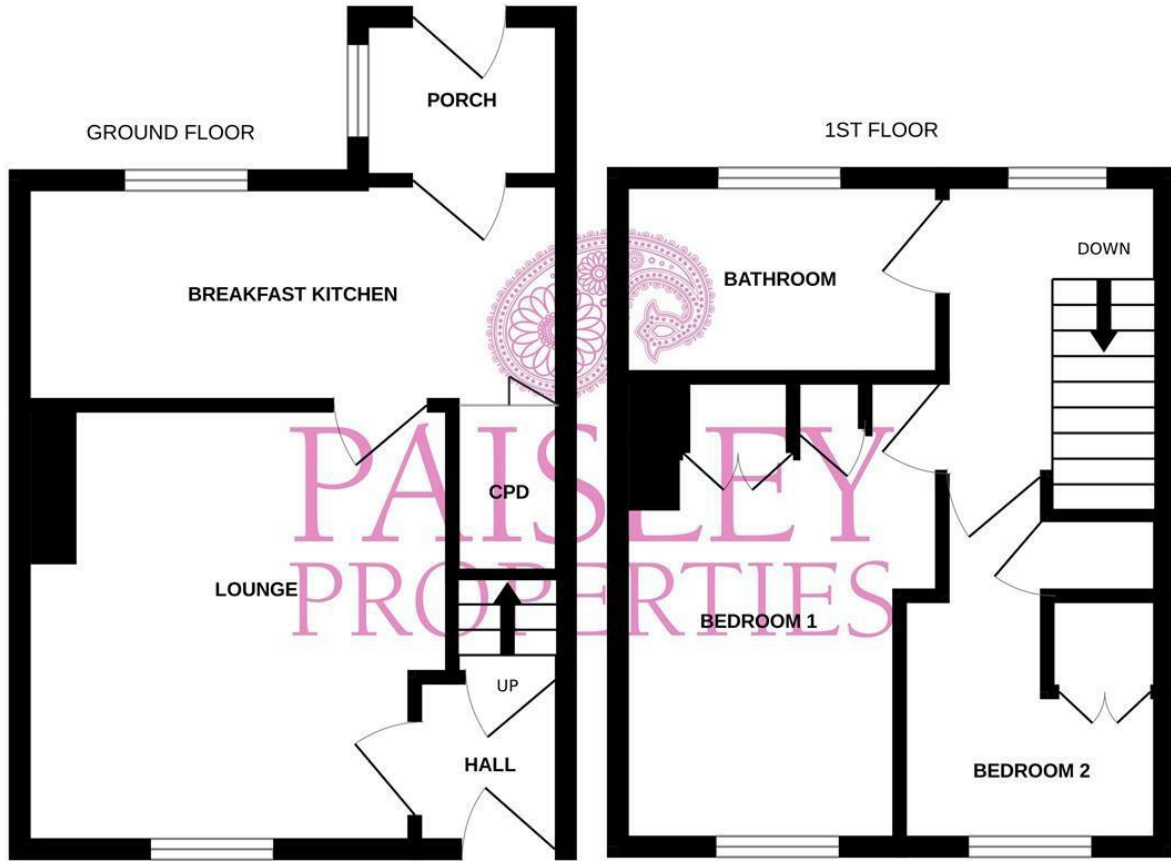
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

#### **PAISLEY PROPERTIES**

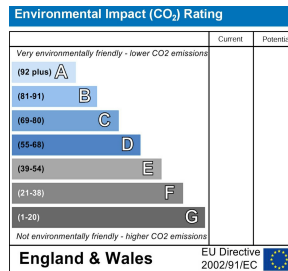
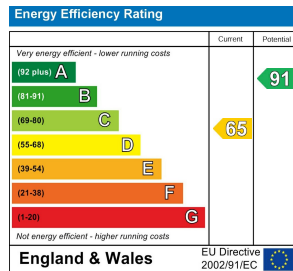
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

#### **PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
 17 Commercial Road,  
 Skelmanthorpe, HD8 9DA  
 t: 01484 443893

Almondbury Office:  
 75-77 Northgate,  
 Almondbury, HD5 8RX  
 t: 01484 443922

Mapplewell Office:  
 4 Blacker Road,  
 Mapplewell, S75 6BW  
 t: 01226 395404

