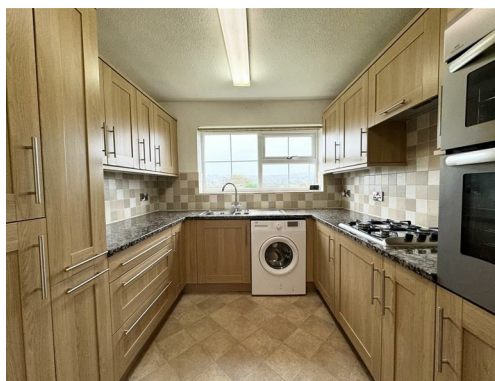


1 Grampian Close,
Shelley HD8 8NH

OFFERS AROUND
£240,000



**** NO ONWARD CHAIN** THIS SUPERB DETACHED TWO BEDROOM BUNGALOW HAS BEEN LOVINGLY CARED FOR OVER THE YEARS. EXTERNALLY THE PROPERTY BOASTS A GOOD SIZED WRAP AROUND GARDEN WITH A GARAGE AND DRIVEWAY PARKING.**

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 9'4" x 12'5"

You enter the property through a part glazed uPVC door with a glazed panel to the side into an L-shaped entrance hallway which has a hatch giving access to the loft and a useful large cupboard for household items. Doors lead to the kitchen, living room, two bedrooms and shower room.

KITCHEN 8'4" x 8'9"

Positioned to the front of the property with a window offering far reaching views, this modern style kitchen is fitted with oak effect base and wall units, granite worktops, tiled splashbacks in beige tones and a one and a half bowl stainless steel sink with mixer tap. Cooking facilities comprise of a gas hob and a double gas oven and there is space for an integrated fridge freezer. There is space and plumbing for a washing machine. A strip light to the ceiling completes the room. A door leads through to the hallway.



LIVING ROOM 10'10" x 18'3" max

Again enjoying a lovely far reaching view from its front facing bay window, this generous size living room has space for both lounge and dining furniture. A remote control electric fire in a marble and plaster effect surround creates a lovely focal point in the room. Decorative ceiling roses, coving and ornate shelves add interest to the room. A door leads to the hallway.



BEDROOM ONE 10'10" x 11'10"

This double bedroom can be found towards the rear of the property with a window looking out into the garden. It is fully fitted with a range of wardrobes, bridging and bedside cabinets and matching dressing table and drawers. A door leads to the hallway.



BEDROOM TWO 8'9" x 8'8" max

This second good sized bedroom is again located towards the rear of the property with a window looking out into the garden. There is plenty of space for freestanding items of bedroom furniture. A door leads to the hallway.



SHOWER ROOM 6'1" x 5'5" max

This contemporary shower room is fully tiled with beige tiles with a striped border and fitted with a maple effect vanity unit with hand wash basin with mixer tap over, a low level W.C. and a quadrant shower enclosure with a chrome electric shower. Patterned vinyl flooring runs underfoot and a chrome heated towel rail completes the room. An obscure window allows natural light to flood in and a door leads to the hallway.



GARDENS

The property sits on a generous plot with a wrap around garden which has a hedge to the perimeter offering privacy. The front and side gardens are laid to lawn. The rear garden is terraced and has been set up for growing vegetables; a set of steps leads up the side to the property's driveway.



GARAGE & PARKING



The property benefits from a driveway with parking for multiple vehicles and a single detached garage which has an up and over door and power. There is also a garden shed for extra storage.

MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band C

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes.

BUILDING SAFETY: There have not been any structural alternations 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 100mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has effected the property throughout our vendors 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

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.

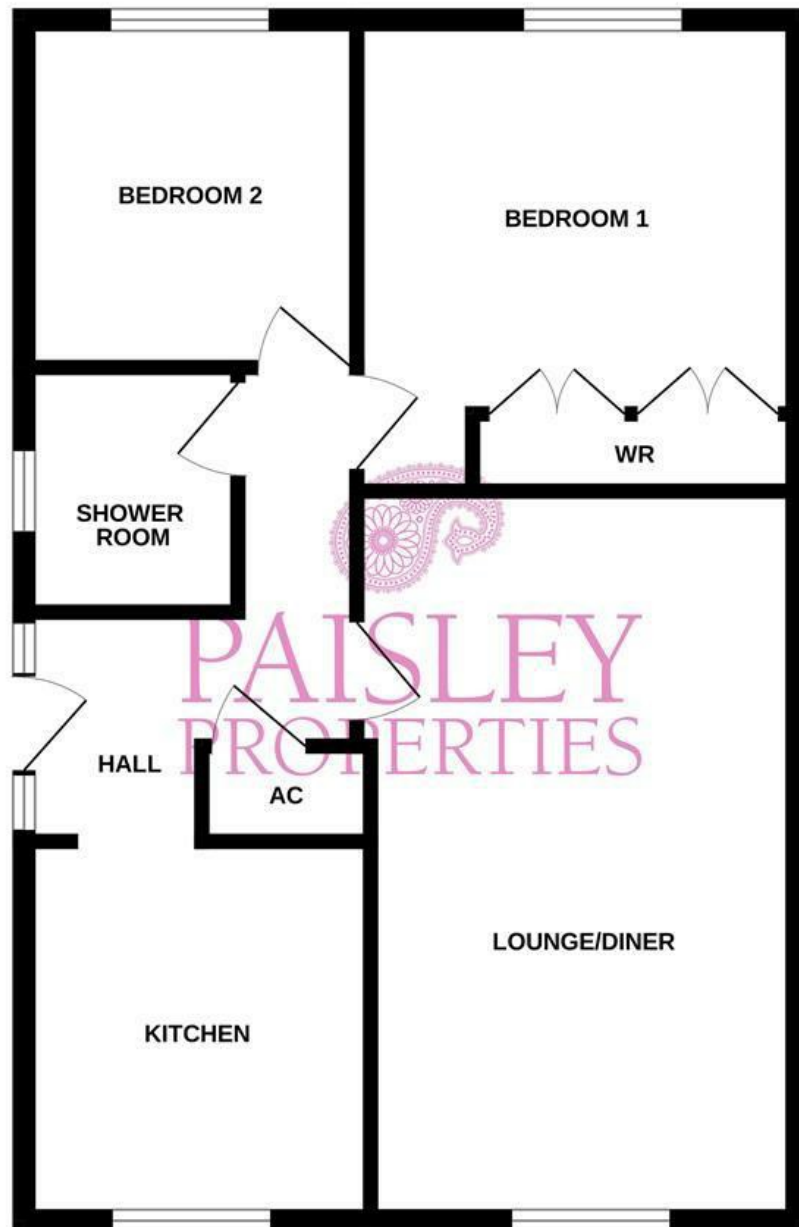
PAISLEY MORTGAGES

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. *

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 for a free, no obligation quote or for more information.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	66	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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

PAISLEY
PROPERTIES