# Robin Cottage 1 Back Lane, Shelley HD8 8LD

**OFFERS OVER**
**£500,000**















THIS BEAUTIFULLY PRESENTED TURNKEY CHARACTER COTTAGE OFFERS SPACIOUS ACCOMMODATION THROUGHOUT, AN ENCLOSED LOW MAINTENANCE GARDEN AND OFF ROAD PARKING.
FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY
PROPERTIES

**DINING ROOM 14′10″ apx x 10′10″ apx**




You enter the property through a composite door into the entrance hallway which opens out into the dining room which in turn has a beautiful stone inglenook fireplace as a focal point in the room and beams to the ceiling. Spotlights and a contemporary light fitting over the dining area light the room beautifully. To one corner sits an understairs storage area which then leads through to the laundry room. Cream LVT flooring runs underfoot and a carpeted staircase ascends to the first floor landing. A large window allows natural light to spill in and doorways lead to the dining ktichen and lounge.




**UTILITY ROOM 3′8″ apx x 9′8″ apx**

Handily located off the dining room this fantastic utility room has space and plumbing for a washing machine alongside space for a tumble dryer. Cream LVT flooring continues underfoot.

**KITCHEN 14'1" apx x 14'0" apx**




Boasting windows looking out to the garden and a set of French doors too, this contemporary kitchen is fitted with cream shaker style wall and base units, timber worktops with black gloss upstands and a one and a half bowl ceramic sink and drainer with mixer tap. A black dual fuel range cooker takes centre stage with a black glass splashback and a matching large extractor fan over. Integrated appliances include a tall fridge freezer and a dishwasher. A large breakfast bar with drawers and illuminated display cupboards provides an informal dining solution for up to four people. Practical cream tile effect LVT flooring runs underfoot. Spotlights to the ceiling and a low hanging light fitting over the dining area complete the scheme beautifully. An opening leads through to the dining room.









**LOUNGE 14'11" apx x 13'7" apx**





This wonderful neutrally decorated lounge is flooded with natural light from a large window and French doors which overlook the garden and has a large inglenook fireplace with stone hearth as a focal point. There is ample space for lounge furniture. A stone edged opening to one corner leads through to the study and a doorway leads to the dining room.





**STUDY 14′5″ apx x 4′1″ apx**



Nestled behind the lounge of the property with a sloped ceiling is this long narrow room which is a great space for use as a home office. Vinyl flooring runs underfoot and wall lights illuminate the space well. A door leads to the downstairs WC and a stone edged opening leads through to the lounge.

**DOWNSTAIRS WC 3′9″ apx x 3′7″ apx**





This contemporary downstairs WC is fitted with a compact vanity unit with handwash basin with mixer tap and a low level WC. Stone effect aqua boards adorn the walls and vinyl flooring runs underfoot.

**FIRST FLOOR LANDING 18'5" apx x 6'0" apx**





A carpeted staircase ascends to the first floor landing which is light and airy and has a beautiful exposed stone wall and a rear facing window allowing natural light to enter. Doors lead to the three bedrooms and house bathroom.

**BEDROOM ONE 13'11" apx x 15'1" apx**





This stunning neutrally decorated bedroom is beautifully presented and of grand proportions with exposed roof trusses, painted timber ceiling with spotlights and two windows looking out to the garden. There is an abundance of space for freestanding items of bedroom furniture. An archway leads to the ensuite shower room and a door leads to the landing.





**ENSUITE 3'11" apx x 6'7" apx**



Located through an archway from the bedroom, this contemporary shower room is fitted with a walk-in shower cubicle equipped with a rainfall shower, vanity cupboard with an integral wash basin with mixer tap and a matching low-level WC. Tile effect LVT flooring runs underfoot, spotlights to the ceiling and a chrome heated towel rail complete the scheme. An obscure window allows natural light to enter and a doorway leads to the bedroom.

**BEDROOM TWO 14'0" apx x 14'5" apx**





This second double bedroom is filled with natural light courtesy of windows to dual aspects. The room benefits from neutral décor and there is ample space for freestanding items of bedroom furniture. A doorway leads to the ensuite shower room and a door leads to the landing.

**ENSUITE 7'5" apx x 4'0" apx**





This modern shower room is fitted with a walk-in shower cubicle equipped with an electric shower, vanity cupboard with an integral wash basin with mixer tap and a matching low-level WC. Beige vinyl flooring runs underfoot and spotlights to the ceiling complete the room. An obscure window allows natural light to enter and archway leads to the bedroom.

**BEDROOM THREE 6'7" apx x 11'9" apx**





This third double bedroom has a front facing window allowing to light to enter, beams to the ceiling and a useful built in open wardrobe. There is ample space for freestanding bedroom furniture. A door leads to the landing.

**HOUSE BATHROOM 6'11" apx x 8'9" apx**




This beautifully presented bathroom is fitted with a four piece suite comprising a freestanding bath tub with pedestal taps, a step in shower cubicle equipped with a thermostatic rainfall shower, a timber wash stand with bowl style handwash basin with mixer tap and a low level WC. An exposed stone wall adds character and cream vinyl flooring runs underfoot. Tiles adorn the wall in the shower area and create an attractive splashback behind the wash basin. A hatch allows access to the loft. An obscure window allows natural light to enter and a door leads to the landing.

**GARDENS**




The attractive, enclosed wrap around garden has been thoughtfully landscaped to provide a lovely combination of low-maintenance outdoor space and established planting. A generous gravelled seating area is bordered by raised timber sleeper planters, creating defined areas of interest and adding character to the garden. Mature trees and established shrubs provide a good degree of privacy, while a paved timber-edged pathway leads around the garden. There is ample space for outdoor dining and relaxation, together with a useful garden shed providing additional storage. An appealing outdoor space, ideal for enjoying the warmer months and entertaining family and friends.





**PARKING**





There are two off road parking spaces belonging to the property as you enter the courtyard where the property is situated. There is also space here for the property's refuse bins and gated steps lead down to the garden.

**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 D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.
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 /
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*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 10000 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 has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

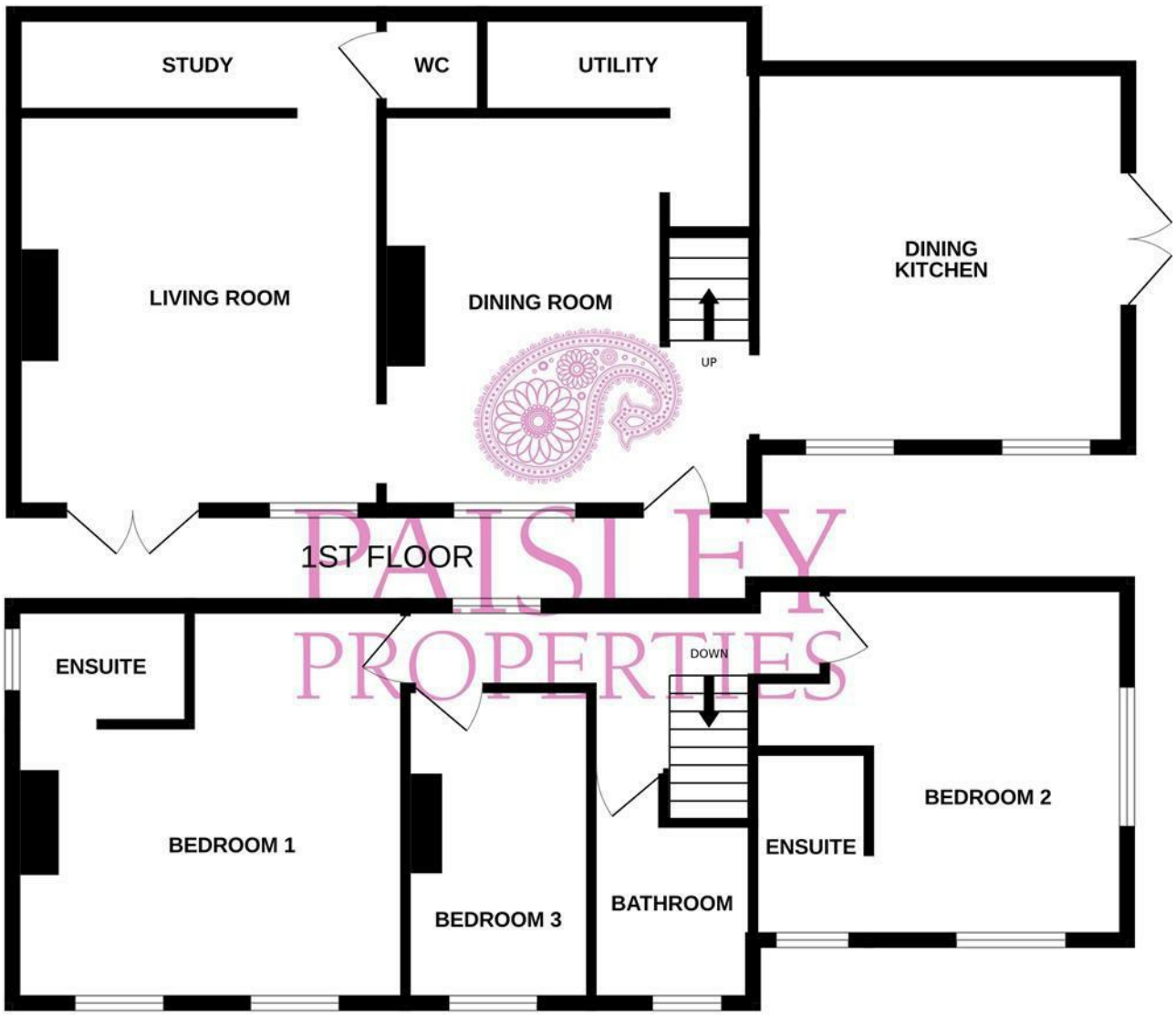
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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.

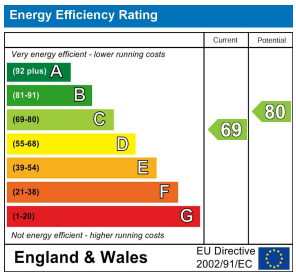
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

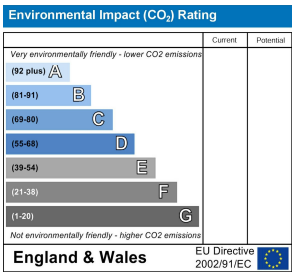
## GROUND FLOOR




PAISLEY PROPERTIES

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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