

203 Abbey Road,  
Shepley HD8 8DY

OFFERS AROUND  
£175,000



ENJOYING A BEAUTIFUL VILLAGE LOCATION, THIS CHARMING THREE BEDROOM STONE BUILT CHOCOLATE BOX COTTAGE HAS BEEN EXTENDED IN THE PAST TO CREATE GENEROUS LIVING ACCOMMODATION AND MORE SPACE TO THE FIRST FLOOR AND ALSO INCLUDES OFF ROAD PARKING TO THE REAR.

FREEHOLD / ENERGY RATING: C / NO CHAIN

PAISLEY  
PROPERTIES

## **ENTRANCE HALLWAY**

You enter the property through a part glazed timber door into the entrance hallway which has space to remove your coats and shoes. A glazed door leads to the lounge and stairs ascend to the first floor landing.

## **LOUNGE 13'6" max x 15'2" max**

This spacious living room is full of characterful features including timber beams, exposed woodwork and a striking stone fireplace which houses a wood burning fire and creates a nice focal point. There is a feature window to the rear and a front facing window allows natural light into the space. Glazed doors lead to the dining kitchen and entrance hallway.



## **DINING KITCHEN 15'8" max x 8'9" max**

Spanning the width of the cottage, this good sized dining kitchen is fitted with a range of cream shaker style wall and base units, wood effect roll top work surfaces, tiled splash backs and a sink and drainer with mixer tap over. There is space/plumbing for a fridge freezer, washing machine and dishwasher and there is a fitted electric oven and four ring electric hob. To one end of the room there is space for a dining table and chairs to enjoy meals with loved ones and a rear facing window overlooks the pretty garden. There is tiled flooring underfoot, neutral decor and an external door opens to the garden. Internal doors lead to the lounge and cellar.



## **CELLAR**

Stone steps lead down to a good sized cellar which is ideal for storing household items.

## **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing which has a loft hatch providing access to the loft and doors to the three bedrooms and house bathroom.

### **BEDROOM ONE 9'0" max x 8'9" max**

Located to the rear of the property with a lovely view over the garden, this generously sized double bedroom has lots of space for furniture and has a dressing area to one side which can easily accommodate a wardrobe and dressing table. A door leads to the landing. Dressing area measures 1.87m max x 3.15m max



### **BEDROOM TWO 10'2" max x 6'4" max**

Another good sized double bedroom this time positioned to the front of the property with a large window and neutral decor. There is copious amounts of space for bedroom items and a door leads to the landing.



### **BEDROOM THREE 9'11" max x 8'10" max**

This attractive single room is currently used as a child's bedroom but could alternatively make a great hobby room or home office and has a rear facing window overlooking the garden. A door leads to the landing.

### **HOUSE BATHROOM 5'7" max x 6'0" max**

This contemporary house bathroom is fitted with a three piece white suite including a bath with electric shower over, pedestal hand wash basin and low level WC. The room is partially tiled with neutral white wall tiles, there is laminate flooring underfoot and a front facing obscure glazed window floods the room with light. A door leads to the landing.



### **REAR GARDEN AND PARKING**

To the rear of the property there is a lovely enclosed garden which has a lawned/shrubbed area and a path with some steps ascending to the rear parking space.



### **FRONT**

To the front there is a low maintenance pebbled garden, small stone path leading to the front door and space for dustbins.

### **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.

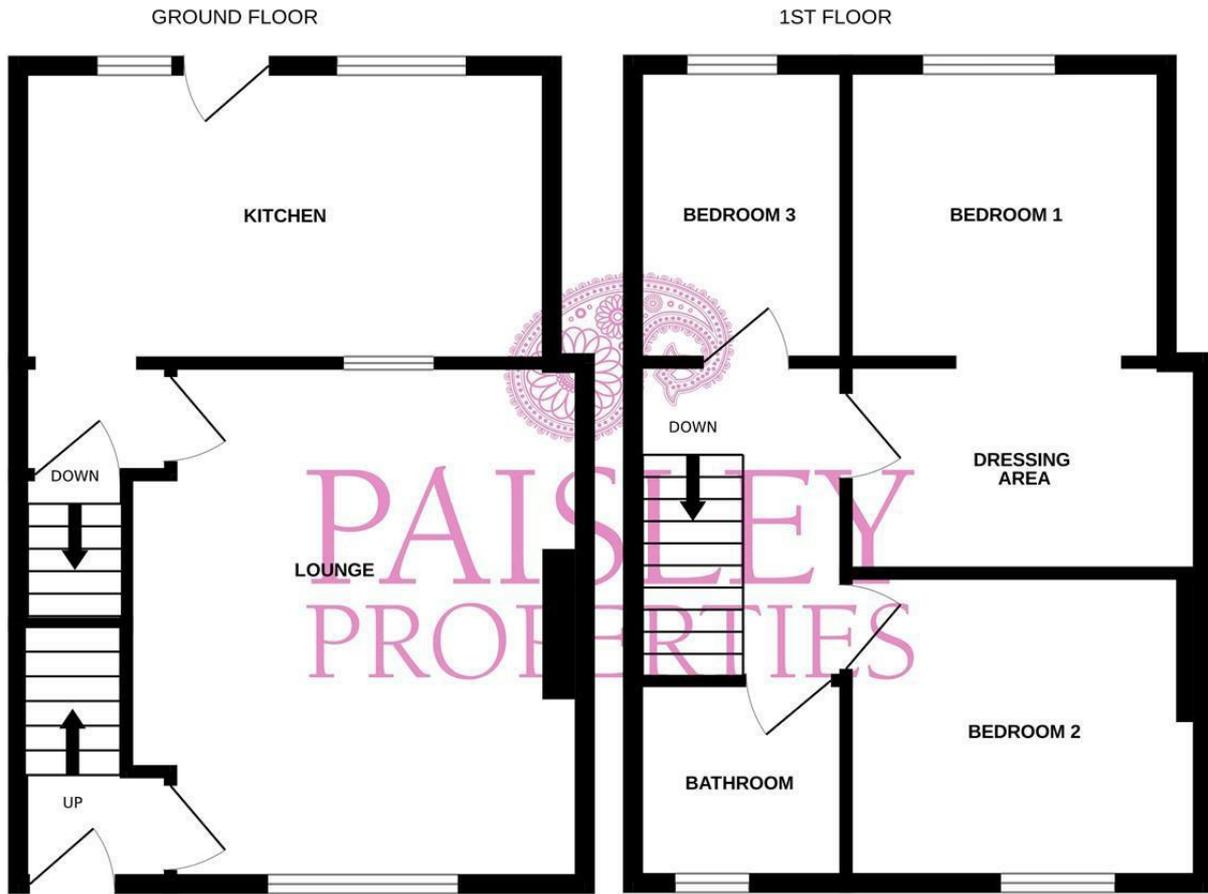
**PAISLEY MORTGAGES**

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.

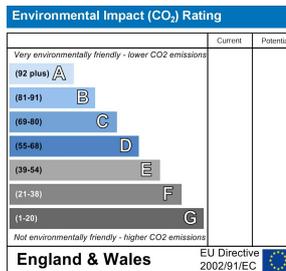
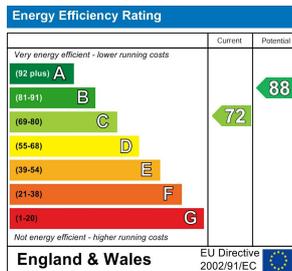
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**PAISLEY 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.



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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