473 Penistone Road, Shelley HD8 8HY

OFFERS AROUND
£180,000















NO ONWARD CHAIN THIS TWO BEDROOM SEMI-DETACHED COTTAGE IS SIMPLY BURSTING WITH CHARACTER AND CHARM BOASTING DRIVEWAY PARKING AND AN ENCLOSED FRONT GARDEN.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'7" apx x 7'6" apx max
You enter the property through a part glazed white uPVC door into a welcoming entrance hallway which has hardware matting in the doorway and patterned vinyl flooring continuing underfoot. A carpeted staircase ascends to the first floor landing and a door leads to the lounge.



LOUNGE 12'4" apx x 12'3" apx max
Located to the front of the property with a large window which floods the room with natural light, this gorgeous lounge is bursting with character features having beams to the ceiling and a large stone inglenook fireplace. The room is neutrally decorated with grey carpet underfoot. There is ample space to accommodate lounge furniture. A doorway leads to the kitchen and a door opens to the entrance hallway.




KITCHEN 6′4″ apx x 12′9″ apx max
Situated to the rear of the property with pretty views from the window, this modern kitchen is fitted with cream base and wall units a combination of grey laminate and timber worktops, pale grey tiled splashback and a stainless steel single bowl sink and drainer. Cooking facilities comprise of a four burner gas hob with a stainless steel extractor fan over and an electric fan oven. There are spaces to accommodate a washing machine and a tall fridge freezer. Grey ceramic tiles run under foot and spotlights to the ceiling complete the room. A door opens to the rear entrance hall and a doorway leads through to the lounge.




REAR LOBBY 3′10″ apx x 4′0″ apx max
The rear lobby has grey ceramic tiles running under foot continuing from the kitchen and stone shelving built into the wall at one side. A part glazed UPVC door leads out to the rear of the property and doors lead to the cellar and to the kitchen.

CELLAR 8′0″ apx x 10′0″ apx max
Accessed via a set of stone steps the cellar has light and power and is a great place for storage.

FIRST FLOOR LANDING 5′9″ apx x 7′4″ apx
A carpeted staircase ascends to the first floor landing which has a rear facing window allowing natural light to cascade in. There is a hatch allowing access to the loft and doors leading to the two bedrooms and the house bathroom.

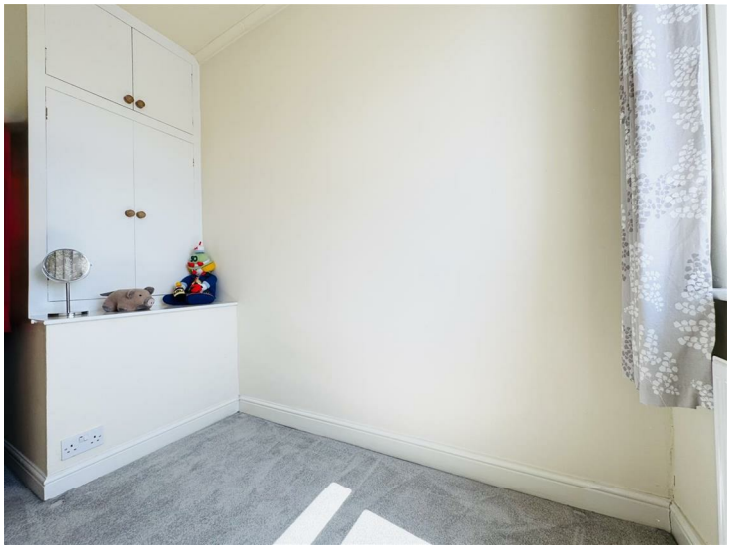



BEDROOM ONE 9'9" apx x 13'3" apx max
This good sized double bedroom resides to the front of the property with a large window offering far reaching views and allowing natural light to flood in. A decorative cream cast iron fireplace makes a lovely feature in the room. There are built-in cream painted wardrobes to one wall offering a good amount of storage. The room is neutrally decorated with grey carpet underfoot. A door leads to the landing.




BEDROOM TWO 5'10" apx x 10'4" apx max
Also located to the front of the property with far reaching views from its window, this second bedroom would easily accommodate a single bed and other related items of bedroom furniture. There is a built-in cupboard over the stairs bulkhead creating some built-in storage. Again this room is neutrally decorated with pale grey carpet underfoot. A door leads to the landing.





HOUSE BATHROOM 4'3" apx x 10'7" apx max
The family bathroom is located to the rear of the property and has views of farmland to the rear from its windows. It is fitted with a white three-piece bathroom suite comprising a low-level system WC, a pedestal hand wash basin with chrome taps and a bath with a thermostatic mixer shower over and protective glass screen. The room is partially tiled with beige ceramic tiles and coordinating beige tiles run underfoot. A large cupboard to one corner houses the property's central heating boiler and provides storage for bathroom essentials. Large windows allow natural light to flood in and a door leads to the landing.





FRONT & PARKING
To the front of the property is a driveway for parking and a tall timber gate leading to an enclosed compact low maintenance garden area with space for garden furniture.





REAR & VIEWS



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 B

PROPERTY CONSTRUCTION:
Standard brick and block - Stone

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
There is access to the rear of the property only for emergencies and maintenance.

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 1000Mbps

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

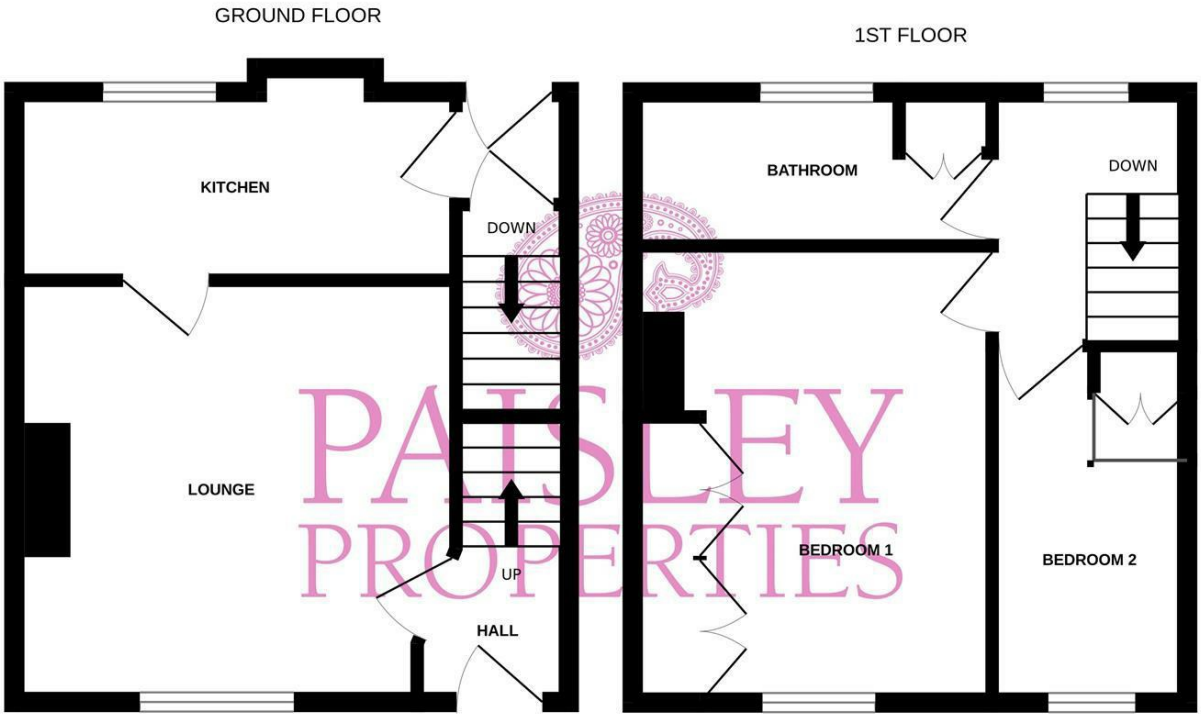
AGENTS NOTES:
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information 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. *

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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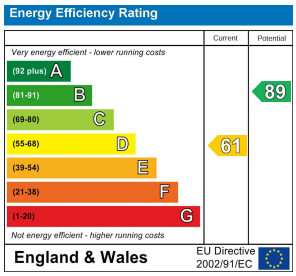

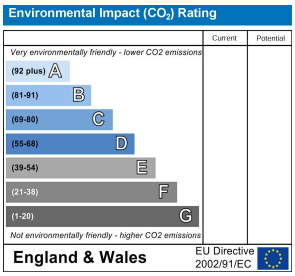

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