

The Willows, 43 Cliffe Road,
Shepley HD8 8DF

OFFERS AROUND
£275,000



NESTLED WITHIN THE POPULAR VILLAGE OF SHEPLEY, THIS QUANT DOUBLE FRONTED CHOCOLATE BOX COTTAGE HAS THREE FIRST FLOOR BEDROOMS, SPACIOUS LIVING ACCOMMODATION, LARGE BATHROOM AND BEAUTIFUL GARDENS TO THE FRONT AND REAR.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: E

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed timber door into this practical entrance hallway which has lots of space to remove your coats and shoes. A staircase rises to the first floor and timber doors lead to the dining kitchen and lounge.

DINING KITCHEN 17'10" max x 7'3" max

Spanning the length of the property, this superb dining kitchen is fitted with a range of cream shaker style wall and base units, wood effect roll top work surfaces, neutral tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an under unit fridge, freezer, electric oven and four ring gas hob with concealed extractor fan over. There is plumbing for a washing machine and to one side of the room there is space for a dining table and chairs. Dual aspect windows fill the room with light, there it pale tiled flooring underfoot and doors lead to the entrance hall, lounge and utility room/conservatory.



UTILITY ROOM / CONSERVATORY 7'6" max x 5'2" max

Located off the dining kitchen, this useful space is currently used as a utility room but could alternatively make a great hobby room or further seating area if required. There are lovely views of the garden from the windows and a part glazed timber door opens onto the patio.



LOUNGE 17'11" max x 14'8" max

Positioned on the other side of the property, this fantastic living room also spans the length of the property and enjoys many characterful features including an exposed stone fireplace, timber ceiling beams, charming window seat and stone archway to one alcove. The room has ample space to accommodate large living room items and dual aspect windows to the front and rear overlook the gardens and flood the space with light. Timber doors lead to the entrance hall, dining kitchen and cellar.



CELLAR

Stone steps lead down to this good sized cellar which has a vaulted ceiling, large stone butchers slab and is the ideal space for storing household items. The property's electric meter and fuse box is also located down here.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a rear facing window and loft hatch providing access into the loft which has a ladder and is part boarded. Doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 9'5" max x 13'3" max

Flooded with natural light courtesy of the front facing windows, this superb double bedroom is neutrally decorated and has a bank of fitted wardrobes to one wall. A door leads to the landing.



BEDROOM TWO 9'4" max x 6'10" excl wobes

Another good sized bedroom also positioned to the front of the property with views over the gardens from its window. There is a bank of sliding wardrobes to one wall and a door leads to the landing.



BEDROOM THREE 8'11" max x 8'3" max

This attractive single bedroom could alternatively make a great home office, hobby room or child's nursery to name a few. There is a rear facing window providing a pleasant outlook over the garden and the property's combination boiler is to one corner. There is a fitted wardrobe and a door leads to the landing.



HOUSE BATHROOM 7'2" max x 7'11" max

The bathroom is fitted with a four piece suite including a double shower cubicle, vanity hand wash basin, low level WC and bath. A rear facing obscure glazed window allows natural light to flow in, there is decorative wall tiling, laminate flooring and a door to the landing.



FRONT GARDEN

To the front of the property there is a beautiful cottage garden which is enclosed by boundary fencing and walls and has an array of pretty flowers, shrubs and plants which add a splash of colour to the frontage. A patio provides space for outdoor seating and a path leads to the front door.





REAR GARDEN

To the rear of the property there is a beautiful tiered garden which has plenty of shrubs and plants and has a patio adjoining the property allowing for al-fresco dining and enjoying the sunshine. Stone steps ascend to the top of the garden where there is a shared access path and a gate leads to the lane which is owned by all four neighbouring properties.





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.

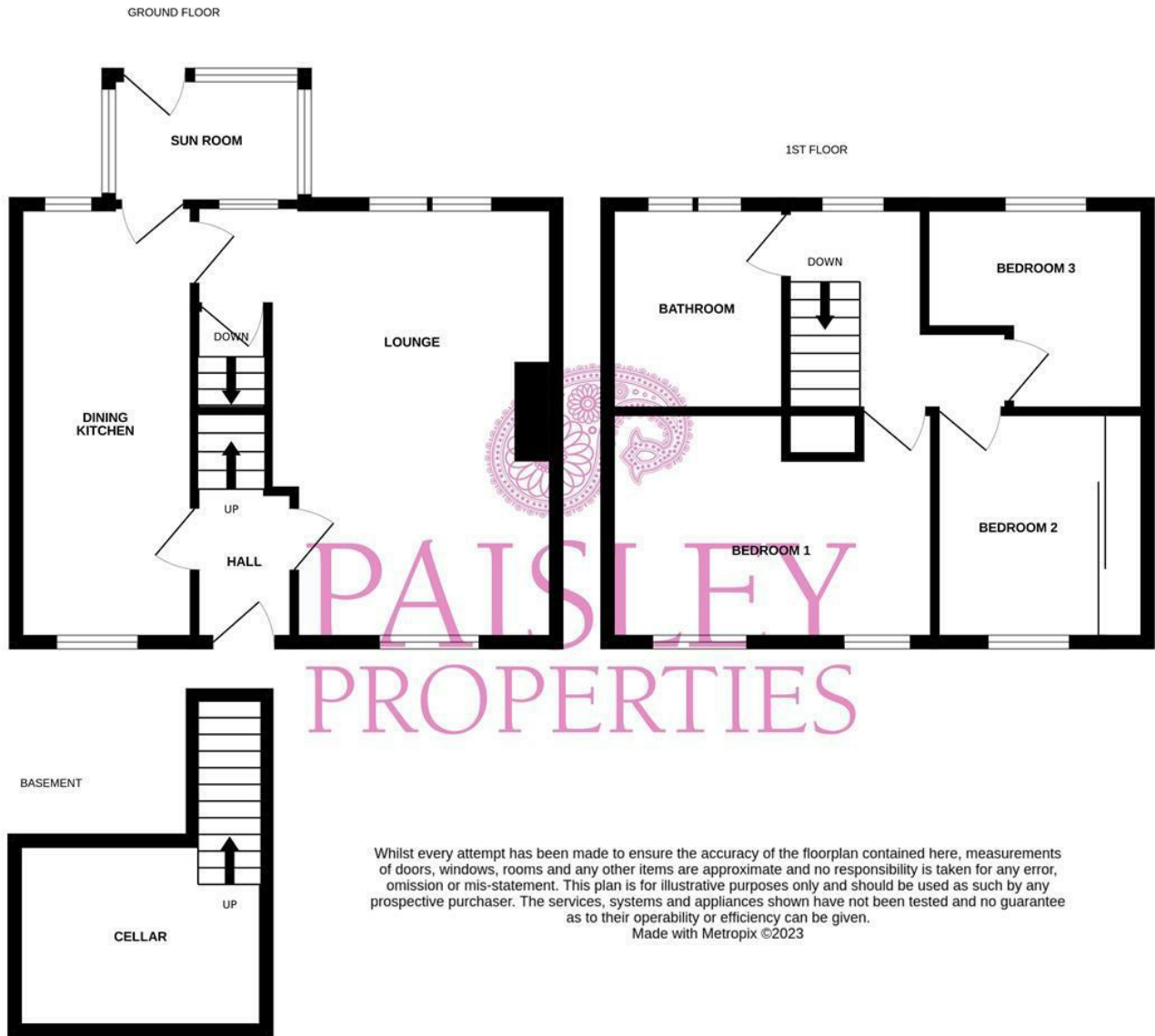
PAISLEY MORTGAGES

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. *

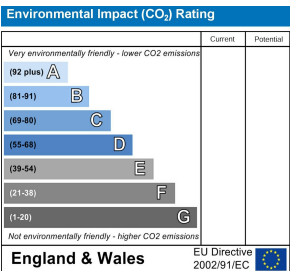
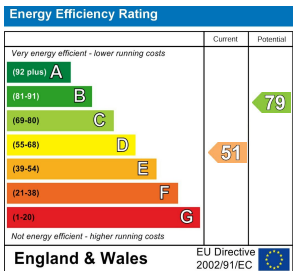
PAISLEY SURVEYORS

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



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.
 Made with Metropix ©2023



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

