

1 East View,  
Shelley HD8 8LL

OFFERS AROUND  
£360,000



BURSTING WITH CHARACTER FEATURES AND BEAUTIFULLY PRESENTED THIS FOUR BEDROOM COTTAGE REQUIRES INTERNAL VIEWING TO BE FULLY APPRECIATED. BOASTING DRIVEWAY PARKING, AND AN ENCLOSED PRIVATE GARDEN IN A TUCKED AWAY LOCATION IN THE VILLAGE OF SHELLEY. FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY  
PROPERTIES



### **DINING KITCHEN 9'8" apx x 21'7" apx**

You enter the property through a timber door into a farmhouse style dining kitchen which is full of rustic charm having country style timber effect units with granite worktops, tiled splashbacks and a Belfast sink with mixer tap. Cooking facilities include a freestanding cooker and there is space for a washing machine and tall fridge freezer. There is space to accommodate a dining table and chairs. There are ceramic tiles underfoot and rustic style contemporary light fittings illuminate the room beautifully. Windows to dual aspects allow light to flood in. A stone edged archway leads through to the dining room, timber doors lead to the cellar and lounge.



### **CELLAR 10'3" apx x 8'10" apx**

Handily located down a set of steps from the kitchen, this useful cellar is of a good size and has built in stone alcoves for storage along with an original cold slab.

### **DINING ROOM 15'3" apx x 8'1" apx**

This light and airy versatile space has natural light cascading in from dual aspects. It could be a second reception room, dining room or playroom. A set of French doors lead into the sun porch and a stone edged archway leads into the kitchen.



### **GARDEN ROOM 4'10" apx x 20'5" apx**

This lovely extension to the front of the property creates a space for enjoying the sunshine and garden views and also acts as space for removing outdoor clothing and shoes when accessing the property from the rear garden. Practical ceramic tiling runs underfoot. French doors lead to the dining room. A door leads into the stairs lobby and an exterior glazed door gives access to the garden.





### **LOUNGE 18'9" apx x 13'0" apx**

This cosy lounge has a wood burning stove in an inglenook fireplace as a focal point. Exposed timber beams add character to the neutrally decorated space and natural light floods in to the room from a set of French doors opening out to the patio area. There is ample room for lounge furniture. Rustic timber doors lead to the dining kitchen and stairs lobby.





**STAIRS LOBBY 5'0" apx x 4'0" apx**

A carpeted staircase ascends to the first floor landing and doors lead to the sun porch and lounge.

**FIRST FLOOR LANDING 10'9" apx x 2'4" apx max**

A carpeted staircase ascends from the stairs lobby to the first floor landing which splits in two directions and has two hatches allowing loft access. Doors lead to the four bedrooms and family bathroom.

**BEDROOM ONE 10'5" apx x 15'1" apx**

Located to the front of the property with a window overlooking the garden, this fabulous double bedroom benefits from cream fitted wardrobes and there is further space for freestanding bedroom furniture. Doors lead to the ensuite and landing.

**ENSUITE 3'10" x 7'4" max**

This contemporary ensuite is fitted with a white suite comprising of a corner pedestal wash basin with mixer tap, a low level flush W.C. and a step in double enclosure equipped with a rainfall thermostatic shower. The room is fully tiled with white tiles with blue accents and white marble effect tiles run underfoot. A chrome heated towel rail completes the room. A door leads to the bedroom.





### **BEDROOM TWO 14'6" x 10'0" max**

This second double bedroom can be found to the front of the property with two windows overlooking the garden. It benefits from maple effect fitted wardrobes and a further large built in cupboard and there is further space for freestanding furniture. A door leads to the landing.



### **BEDROOM THREE 7'1" x 10'3" max**

This charming generous single bedroom is located to the side of the property with a window allowing natural light to enter. There is plenty of space for freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM FOUR 7'4" x 10'11" max**

Located to the side of the property with a large window allowing light to flood in, this fourth bedroom would make a great nursery, children's bedroom or home office. There is ample space for a single bed and associated items of bedroom furniture. A door leads to the landing.





### **BATHROOM 8'5" x 3'10"**

This compact bathroom is fitted with an oval freestanding bath tub with column taps, a pedestal hand wash basin and a low level W.C. The room is fully tiled with white tiles with decorative accent tiles and dark grey ceramic floor tiles run underfoot. An obscure window with a deep tiled sill allows natural light to flood in. Spotlights to the ceiling complete the room. A door leads to the landing.



### **EXTERIOR**

The property sits in a private position and benefits from gated driveway parking and a good sized beautifully maintained garden which has well established hedges to the perimeter for privacy and is mainly laid to lawn. A patio area adjacent to the house provides the perfect place for alfresco dining alongside a gravelled low maintenance area. A path leads to the neighbouring houses, this is for pedestrian access only.







## **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 brick and block

PARKING:  
Driveway

RIGHTS AND RESTRICTIONS:  
Neighbours have a right of pedestrian access over the property's land.

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have not been any structural alterations 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 1000 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 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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

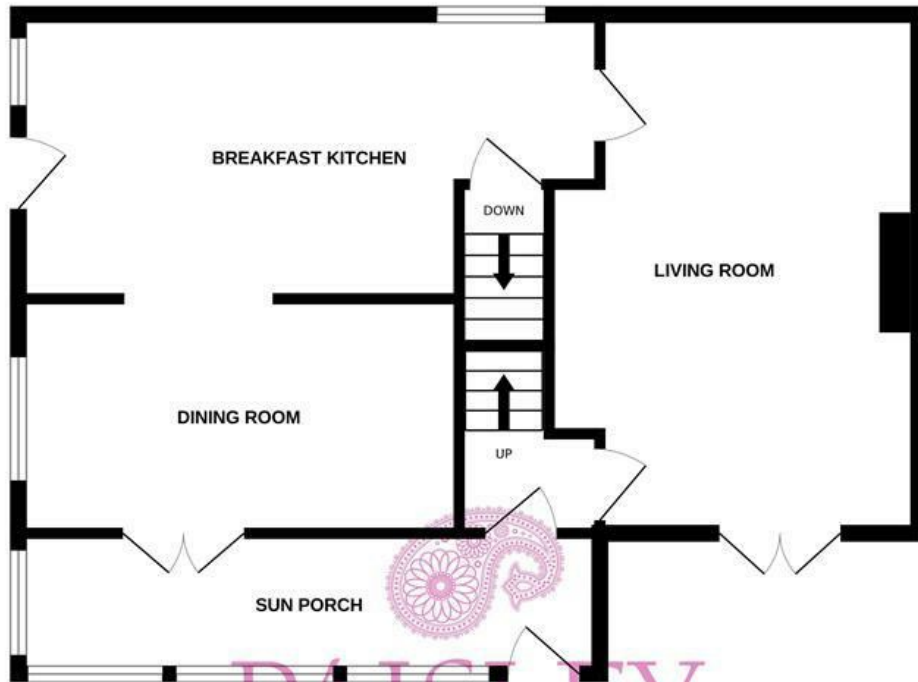
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **PAISLEY SURVEYORS**

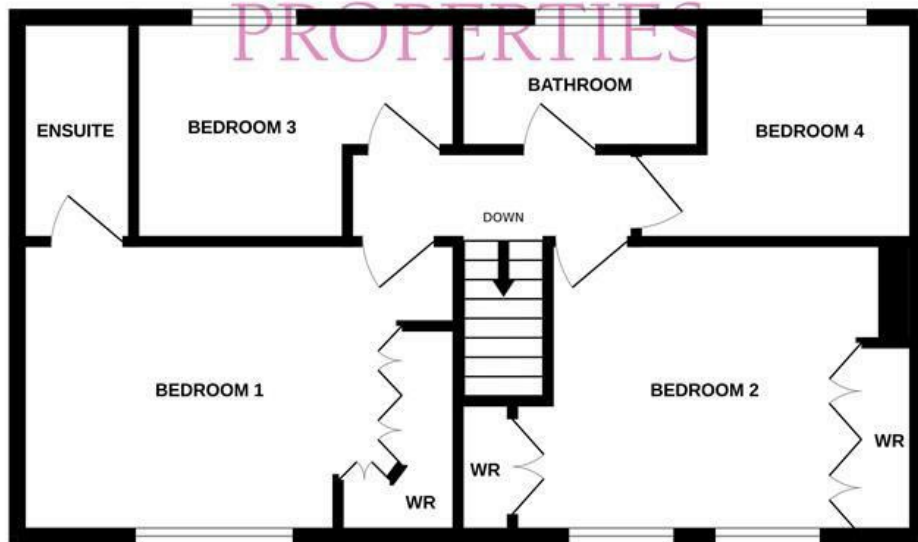
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



## GROUND FLOOR



## 1ST FLOOR



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			
<div><div></div><div>(92 plus) A</div></div>			85
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>		56	
<div><div></div><div>(21-30) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

[www.paisleyproperties.co.uk](http://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

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