

47 Yew Tree Road,
Shepley HD8 8DT

OFFERS AROUND
£265,000



A WELL PRESENTED DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE PROPERTY WITH DRIVEWAY PARKING AND LANDSCAPED GARDENS TO BOTH FRONT & REAR.

FREEHOLD / COUNCIL TAX BAND A / EPC TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'1" apx x 4'8" apx

You enter the property through a uPVC door into the entrance hall which has ample space to remove and store coats and shoes and practical coir matting underfoot. A carpeted staircase ascends to the first floor landing and a timber door leads through to the lounge.

LOUNGE 14'9" max x 13'1" max

Enjoying garden views from its large window, this generously sized lounge offers ample space for lounge furniture and has a charming inglenook fireplace with a multifuel stove as a focal point. Deep alcoves either side provide perfect homes for freestanding furniture items. Wood effect laminate flooring runs underfoot and there is a mixture of wall and ceiling lighting. Timber doors lead through to the kitchen and entrance hall.



DINING KITCHEN 17'5" apx x 7'9" apx



Located to the rear of the property with a large window looking out to the parking area and garden beyond, this stunning kitchen is fitted with a range of off white shaker style wall and base units, contrasting timber effect work surfaces, white metro tiled splashbacks with contrasting grout and a ceramic one and a half bowl sink and drainer with a black mixer tap. Cooking facilities comprise a black five burner gas hob with a matching extractor fan over, a single electric oven and an integrated microwave oven. Integrated appliances include an undercounter fridge, undercounter freezer, washing machine and a slimline dishwasher. A larder style cupboard to one corner utilises the under-stairs space providing storage for household items. the dining area has a high level obscure window allowing light to enter and has space for a dining table and chairs. Oak effect flooring completes the room and a timber door leads through to the lounge. An external part glazed uPVC door provides access to the rear of the property.



LANDING 5'8" apx x 6'5" apx

A carpeted staircase ascends from the entrance hall to the first floor landing which has a hatch providing access to the loft, pendant lighting and is neutrally decorated. Doors lead through to the three bedrooms and house bathroom.

BEDROOM ONE 12'0" apx x 10'0" apx



Simply flooded with natural light from its front facing window offering views over the landscaped garden and village beyond, this well-proportioned double bedroom is decorated in neutral tones and has ample room for free standing bedroom furniture. A timber door leads onto the landing.

BEDROOM TWO 11'8" apx x 8'6" apx



Positioned to the rear of the property, with lovely views over the garden and private lane from its window, is this well presented double bedroom. It boasts tasteful décor with fitted carpets and large wardrobes to one wall providing a great amount of storage. A timber door leads to the landing.

BEDROOM THREE 8'8" apx x 7'7" apx



This third bedroom can be found to the front of the property with views over the garden from its window. Currently used as an office and dressing room by the present owners it would alternatively also make a great child's bedroom or hobby room. The room is neutrally decorated with carpet underfoot. A timber door leads to the landing.

HOUSE BATHROOM 5'8" apx x 5'11" apx



Beautifully presented incorporating a contemporary three piece white suite including a bath with a Victorian style waterfall shower over and protective glass screen, a pedestal hand wash basin with chrome mixer tap and a low rise WC, this room is nicely finished with attractive white wall tiles and patterned ceramic tiles underfoot. There is a flush ceiling light, obscure glazed rear facing window filling the room with light and a timber door which opens to the landing.

FRONT GARDEN



To the front of the property is this beautifully landscaped garden that has been thoughtfully designed and lovingly maintained. Being totally enclosed and over split levels means different parts of the garden can be enjoyed at different parts of the day. A lovely decked area outside the house has ample space for garden furniture and there is a further seating area on the lower level. Steps lead down to a gate providing access to the cul-de-sac below. There is a right of access along the front of the cottages for the neighbouring houses though this is rarely frequented as it presently stands.



REAR GARDEN & PARKING



To the rear of the property is a gravelled drive area for multiple vehicles. Steps lead up to a raised lawn and there is space for a shed. Access to the rear is via a private lane and there is no through traffic.

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 A

PROPERTY CONSTRUCTION:
Standard construction

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property - no building regulations were required.
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 1000 Mbps

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

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.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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PAISLEY
PROPERTIES