

6 Cliffe Road,
Shepley HD8 8DF

OFFERS AROUND
£230,000



THIS BEAUTIFULLY PRESENTED TWO BEDROOM TERRACE COTTAGE HAS A
LOVELY GARDEN, A CHARMING VILLAGE LOCATION AND VIEWS.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE HALL 4'6" apx x 4'5" apx

You enter the property through a glazed uPVC door into this useful entrance hallway where there is space to remove and store outdoor coats and shoes. There is attractive parquet LVT flooring, a staircase ascends to the first floor landing and a part glazed door opens to the lounge.

LOUNGE 15'10" apx x 12'7" apx

This stunning lounge enjoys all the charm and character one would expect from a country cottage including a feature fireplace which houses a wood burning stove and alcoves either side that are home to built in storage cupboards and shelves. There is plenty of space for a range of freestanding furniture, a gorgeous cast iron period radiator, quality parquet LVT flooring, and doors which lead to the entrance hall, cellar and kitchen.



CELLAR

Stone steps lead down to this handy cellar with vaulted ceiling which provides good storage space or alternatively, if it were fully tanked, could be turned into a utility room or alike.

KITCHEN 8'1" apx x 7'9" apx

Having been recently fitted with a modern new kitchen including black wall and base units with bronze handles, granite effect work surfaces, matching upstands and a inset black sink with mixer tap this stylish space also benefits from a Bosch electric oven, AEG four ring induction hob, black Belling extractor fan, integrated fridge, freezer, dishwasher and washing machine. A rear facing window looks out over Cliffe Road, there is spot lighting, the parquet flooring continues through from the lounge where there is also a door connecting the two rooms. A uPVC side door provides access out to the rear seating area.



FIRST FLOOR LANDING

Stairs rise from the entrance hall to the first floor landing where there are doors leading to the two bedrooms and house bathroom. There is also a ceiling hatch providing access into the loft space.



BEDROOM ONE 15'11" apx x 9'1" apx

This impressive primary bedroom sits to the front of the property with two windows overlooking the gardens and village rooftops beyond. There are attractive, built-in, bespoke wardrobes and over-bulk head cupboards which offer a good amount of storage alongside ample space for freestanding items. The room is tastefully decorated in neutral tones and has a door leading to the landing.





BEDROOM TWO 7'4" apx x 6'7" apx

Cleverly designed to make the most of the space this double bedroom has a hide away fitted double bed which neatly folds into the wall when not in use and creates space for alternative furniture such as a home office or hobby room. There is a rear facing window and sliding door which opens to the landing.



BATHROOM 8'1" apx x 7'9" apx

Comprising of a recently fitted four piece suite this superb bathroom combines contemporary luxuries with period style perfectly. There is a freestanding roll top bath with black floor standing tap and shower attachment, a separate shower cubicle with dual head mains fed shower, a circular bowl hand wash basin with contrasting black mixer tap which sits upon a vanity unit and a low level W.C. There is also built in storage shelving, the property's central heating boiler sits neatly behind the shelving and there is decorative panelling to the lower half of the walls. A rear facing obscure glazed window, spot lighting, attractive tall radiator and vinyl tile effect flooring complete the room. A door leads to the landing.



FRONT GARDEN

This pretty gardens sits in front of the property and has a large patio surrounded by cottage garden style flower beds. A pathway leads up to the front door and a gate opens to the shared garden area.



SHARED GARDEN

Beyond the boundary wall is a shared pathway with mature planting which leads round to the side garden where there is a shed for the property's use and space to store your bins.



REAR GARDEN

To the back of the property there is a quaint and sheltered seating area, perfect for a bistro set, pots and planters.



MATERIAL INFORMATION

TENURE:

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: B

PROPERTY CONSTRUCTION:

PARKING: ON ROAD PARKING

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS GAS AND ELECTRIC

*Heating Source - GAS

*Broadband & Mobile - BROADBAND SUPER FAST

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NONE

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESABILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: NONE

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.

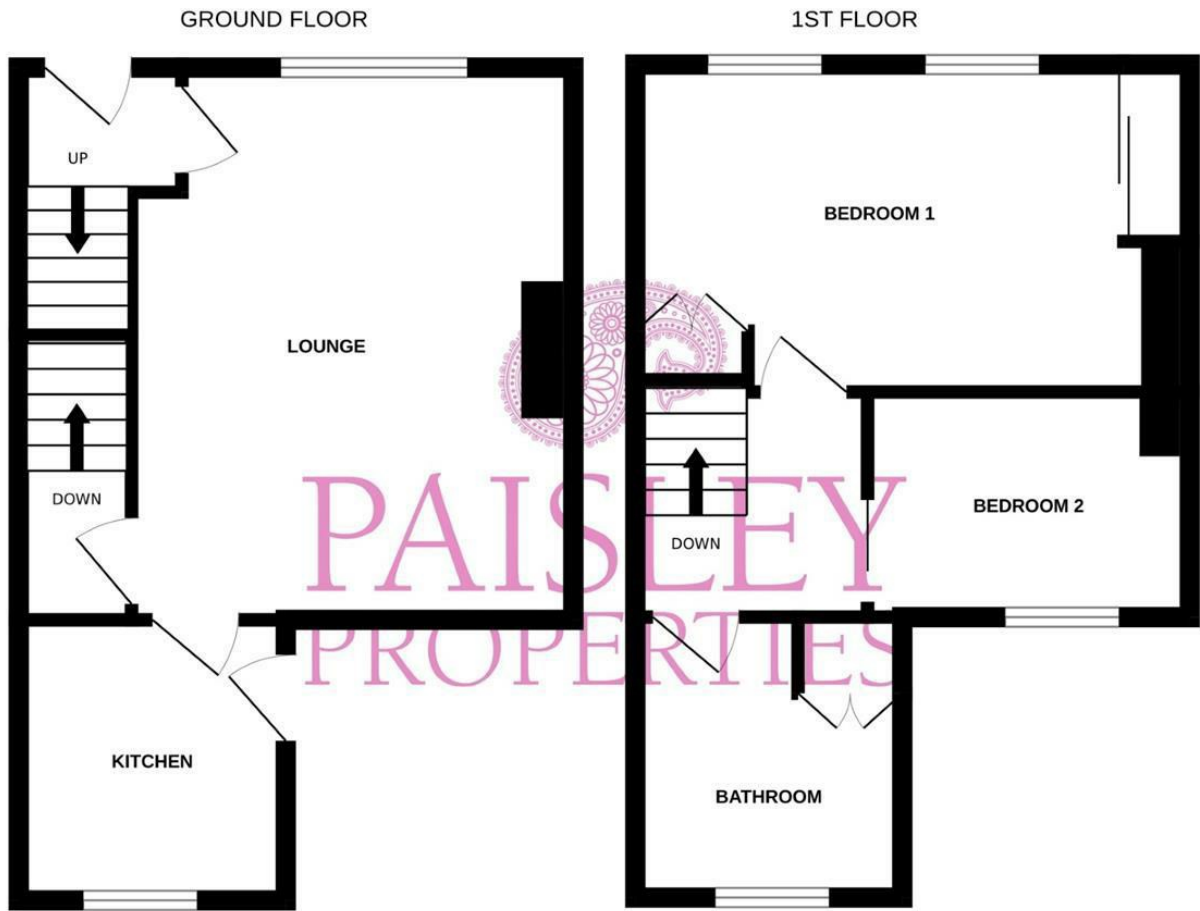
PAISLEY MORTGAGES

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 to arrange an appointment.

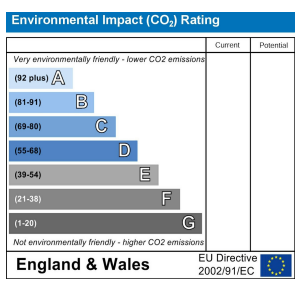
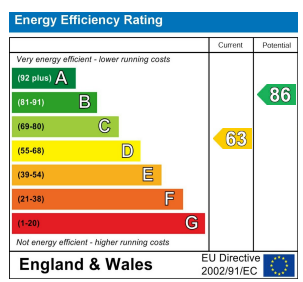
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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