# 471 Penistone Road, Shelley HD8 8HY

**OFFERS AROUND £175,000**















THIS CHARACTERFUL STONE BUILT END TERRACED HOME ENJOYS VIEWS OVER NEARBY COUNTRYSIDE, TWO FIRST FLOOR BEDROOMS AND AN OPEN PLAN LIVING KITCHEN WITH EXPOSED BEAMS AND STONE FIREPLACE. EXTERNALLY IT BOASTS AN ENCLOSED FRONT GARDEN AND A SMALL EXTRA GARDEN SPACE TO THE REAR.

FREEHOLD / ENERGY RATING D / COUNCIL TAX BAND A

PAISLEY PROPERTIES

**ENTRANCE HALLWAY 7'7" apx x 3'9" apx**





You enter the property through a black uPVC door into a welcoming entrance hallway which has ample space to remove shoes and coats. There is monochrome ceramic mosaic flooring underfoot, pendant lighting and tasteful décor. A carpeted staircase ascends to the first floor landing and a glazed door leads through to the open plan living kitchen.

**LIVING KITCHEN 17'7" apx x 13'3" max**





Spanning the depth of the property is this fantastic living dining kitchen which has windows to dual aspects, beams to the ceiling and spotlights. Wood effect laminate flooring runs underfoot. A stone fireplace with a gas fire and stone hearth takes centre stage and there is ample space for both lounge and dining furniture and a beautiful u-shaped modern kitchen is nestled along the back wall. It is fitted with grey shaker style units, marble effect laminate worktops, white tiled splashbacks and a Belfast sink with a brushed brass mixer tap. Cooking facilities comprise an electric hob and a single electric fan oven. Integrated appliances include an under counter fridge. The property's central heating boiler is neatly concealed within a cupboard and a tall decorative radiator completes the room. A set of double doors gives access to the cellar stairs and a glazed door leads through to the entrance hallway.




**CELLAR 9′6″ apx x 7′8″ apx**




A set of stone steps lead down to this well proportioned cellar which provides an excellent storage space for household items. There is power and light and a small window provides natural light and ventilation.

**FIRST FLOOR LANDING 3′2″ apx x 8′6″ apx**




A carpeted staircase with panelling to one side ascends from the entrance hallway to the first floor landing which has a small hatch allowing access to the loft and a cupboard over the stairs to store towels and bed linen. Doors lead to the two bedrooms and house bathroom.

**BEDROOM ONE 10′0″ max x 10′7″ approx**




Located to the front of the property with a large window offering lovely far reaching views, this good sized double bedroom has beams to the ceiling, a stone fireplace and panelling to one wall which has wall lights creating perfect bedside lamps. Spotlights to the ceiling and stripped floorboards complete the room. A door leads to the landing.

**BEDROOM TWO 6′5″ approx x 7′9″ approx**




The second bedroom which is currently fitted with wardrobes creating a dressing room, can be found to the front of the property again with far reaching views from its window. This versatile space could alternatively be used as a home office or could be used as a child's bedroom. There are spotlights to the ceiling. A door leads to the landing.

**HOUSE BATHROOM 10′0″ max x 5′11″ max**




This contemporary bathroom is fitted with a white three piece suite comprising a bath with black waterfall mixer tap and an electric shower over with a protective glass screen, a pedestal hand wash basin with chrome mixer tap and a low level WC. The walls are partially tiled with beige ceramic tiles and stripped floorboards run underfoot. A cupboard to one corner houses the property's hot water cylinder.  Spotlights to the ceiling and a white heated towel rail completes the room. An obscure window allows natural light to enter and a door leads to the landing.

**EXTERIOR**





The rear of the property is accessed by a path to the side of the property and is a private space to enjoy the outdoors. This space is currently planted with shrubs so would need landscaping if to be used as a seating area.
To the front of the property sits an enclosed garden which has a lawn, timber seating area, patio and a path leading to the front door.

**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

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
Neighbours have a right of 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.
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 10000 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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

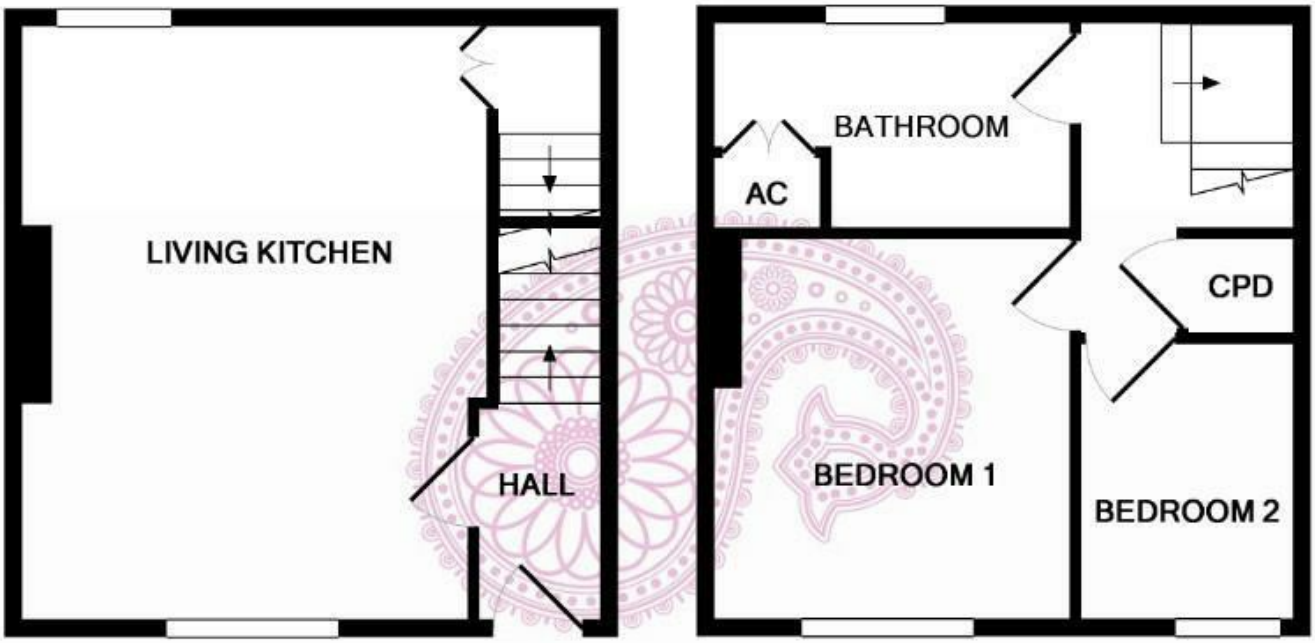
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

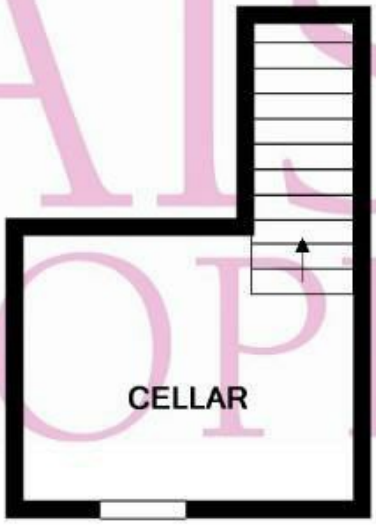
**PAISLEY MORTGAGES**
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to 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. *




GROUND FLOOR

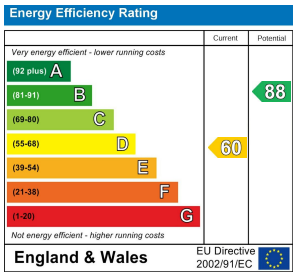
1ST FLOOR

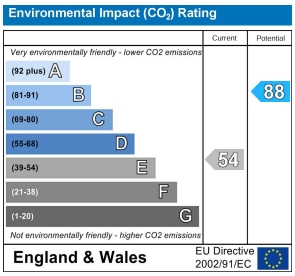



BASEMENT LEVEL

PAISLEY PROPERTIES

Measurements are approximate. Not to scale. Illustrative purposes only
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