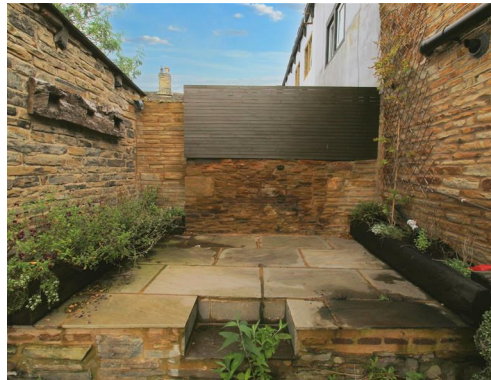


8 Shop Lane,  
Kirkheaton HD5 0DB

OFFERS AROUND  
£199,950



PRESENTED TO A HIGH STANDARD IS THIS CHARMING TWO BEDROOM COTTAGE IN THE HEART OF KIRKHEATON VILLAGE WHICH IS BURSTING WITH CHARACTER, BOASTS A PATIO GARDEN AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES

## **ENTRANCE HALLWAY**

You enter the property through a timber door into this welcoming entrance hallway with space to remove outdoor clothing, heated porcelain tiles underfoot, doorways lead through to the lounge, breakfast kitchen and stairs ascend to the first floor landing.

## **LOUNGE 14'1" x 13'4"**

This spacious and characterful lounge has space for freestanding living room furniture, inset shelving, beams to the ceiling and an inset exposed stone fireplace with a timber hearth houses a wood burning stove making a wonderful focal point to the room. An understairs cupboard provides storage, mullion windows give a view over the driveway and a door opens to the entrance hallway.



### **BREAKFAST KITCHEN 11'10" x 6'11"**

This stylish breakfast kitchen is fitted with a range of white gloss wall and base units, complimentary quartz work surfaces with breakfast bar area, mirrored splashbacks and an inset stainless steel sink with mixer tap over. Integrated appliances include an electric oven, microwave oven, four ring induction hob with extractor fan over, fridge freezer, washing machine and wine cooler. A front facing window allows natural light to flow through the space. Beams and spotlights to the ceiling and heated porcelain tile floor underfoot completes the look. A door leads to the entrance hallway.



### **FIRST FLOOR LANDING**

A staircase ascends to the first floor split landing with glass balustrade and doors lead through to the two bedrooms and bathroom.

### **BEDROOM ONE 14'2" x 11'0" to fitted ward**

This dual aspect and neutrally decorated double bedroom has plenty of space for free standing bedroom furniture and a bank of mirrored sliding wardrobes. Characterful beams, spotlights to the ceiling and a door leads through to the first floor landing.



**BEDROOM TWO / OFFICE 10'0" x 4'9" max**

This bright room positioned to the rear of the property with inset shelving would be ideal for a home office, dressing room or nursery and has beams, spotlights to the ceiling and a door leads through to the first floor landing.



**BATHROOM 10'4" x 6'10" max**

This contemporary house bathroom really has the wow factor and is fitted with a four piece white suite including a freestanding roll top bath with mixer tap over, low level W.C, walk in waterfall shower with glass screen and porcelain oval hand wash counter top basin with mixer tap. The room is partially tiled with attractive tiles, has mirrored wall units, two front facing glazed windows flood the room with light and there are characterful beams and spot lights to the ceiling and porcelain tiles with underfloor heating. A beautiful exposed stone wall allows a cosy feel making it the perfect place to relax and a door leads to the landing.



### **REAR GARDEN**

To the rear of the property is a raised patio area which is ideal for sitting out and for pots/planters.



### **EXTERNAL FRONT AND PARKING**

To the front there is a low maintenance patio with space for garden furniture or could also be used as a parking space if desired.

To the left side of the property is an area to park one vehicle.





## **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. \*

## **\*MATERIAL INFORMATION**

TENURE:

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX:

PROPERTY CONSTRUCTION:

PARKING:

UTILITIES:

\*Water supply & Sewerage-

\*Electricity & Gas Supply -

\*Heating Source -

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

## **AGENT 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.

## **MORTGAGES**

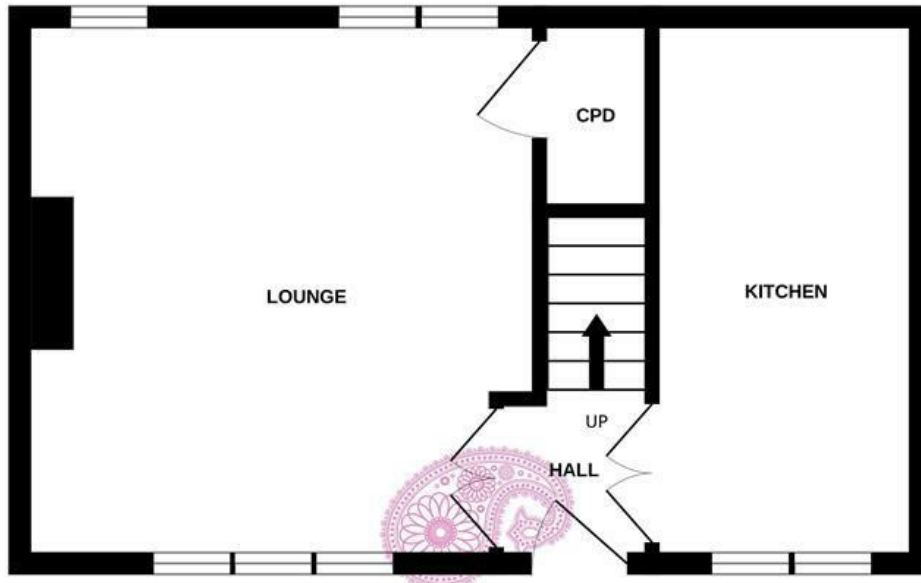
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

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## **SURVEY TEXT**

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.

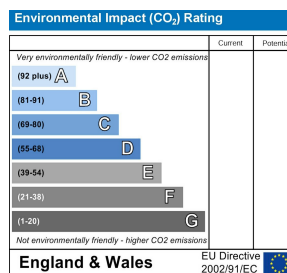
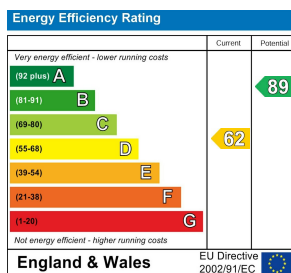
## GROUND FLOOR



## 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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