



457A Penistone Road, Shelley, Huddersfield, HD8 8HY

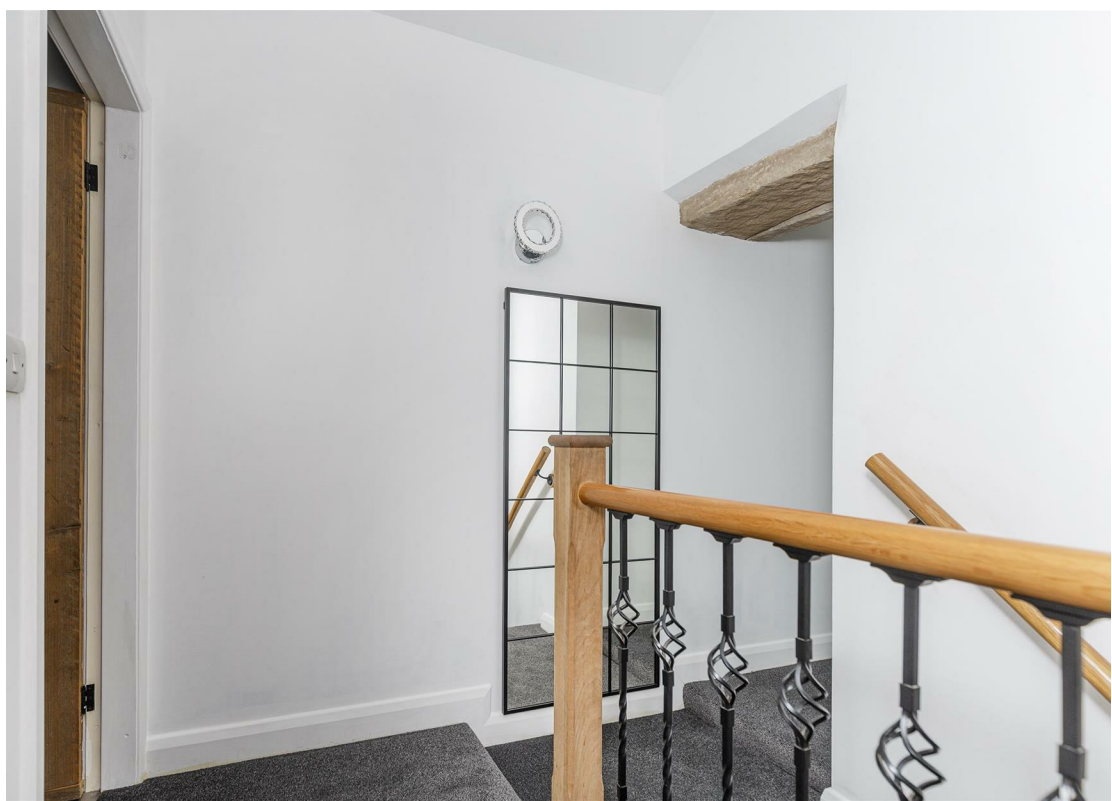
£360,000

**bramleys**

This end terraced cottage offers extremely deceptive accommodation over 2 floor levels. Having originally been 2 dwellings knocked into one and a single storey extension to the rear (approximately 3 years old). Offering character features with exposed stonework and beams together with electric gated driveway, wood burning stove, gas fired central heating and modern double glazed sash style windows. The accommodation comprises: entrance hall, dining kitchen with integrated appliances, lounge and sitting room, 3 double bedrooms (2 beds with en-suite shower rooms) and a further family bathroom. Outside there is a cobbled driveway and paved area to rear with timber workshop. Handily positioned for access to the M1 motorway, making commuting to the major trading centres of Yorkshire possible. Offered fore sale with NO VENDOR CHAIN.

Energy Rating: C





## GROUND FLOOR:

### Entrance Hall

A composite entrance door gives access to the entrance which has tiled flooring and a staircase rising to the first floor and a central heating radiator.

### Dining Kitchen

17'1 x 15'7 (5.21m x 4.75m)

The kitchen also has tiled flooring and a range of wall and base units with working surfaces over and pull out larder cupboard, integrated dishwasher, space for a fridge freezer, space for a Range style cooker with extractor hood over, space and plumbing for a washing machine and sink unit with side drainer. There are 2 central heating radiators, uPVC French doors and access to the lounge.

### Lounge

26'7 x 13'4 (8.10m x 4.06m)

This lovely extension to the property was built approximately 3 years ago and has oak

flooring, a feature chimney breast with wood burning stove, wall light points, 2 central heating radiators, 3 Velux windows and a side glazed external door. There are also 3 modern double glazed sash style windows to the rear.

### Sitting Room

17'3 x 12'4 (5.26m x 3.76m)

The sitting room also has oak flooring, wall light points, a central heating radiator, feature exposed stone and an under stair cupboard which houses the central heating boiler and fusebox. The sitting room also has a glazed uPVC door with side windows to the front elevation.

## FIRST FLOOR:

### Landing

The landing has a double height ceiling with beams, feature balustrade and wall light points. Stripped wooden cottage style doors give access to the bedrooms and bathroom and there is a central heating radiator.



### Master Bedroom

14'3 x 10'4 (4.34m x 3.15m)

This double room has an exposed stone wall and beams. There is a central heating radiator and a modern double glazed sash style window. An open archway gives access to the en-suite.

### En-Suite Shower Room

Having a three piece suite comprising corner shower cubicle, wc, vanity wash hand basin, extractor fan, chrome ladder style radiator, tiled flooring and modern double glazed sash style window.

### Bedroom 2

12'2 x 9'2 (3.71m x 2.79m)

Another double room with built in storage, a central heating radiator and double glazed sash style window.

### En-Suite Shower Room

Having a three piece suite comprising corner shower cubicle, wc, vanity wash hand basin, extractor fan, chrome ladder style radiator and modern double glazed sash style window.

### Bedroom 3

9'2 x 8'0 (2.79m x 2.44m)

A good size third bedroom with raised cabin bed and ladder, there is a central heating radiator and a modern double glazed sash style window.

### Bathroom

The bathroom has a free standing bath tub with central mixer tap, wc, bowl sink unit, walk in shower, chrome ladder style radiator, extractor fan, tiled flooring and part tiled walls. Also having feature beams and a modern double glazed sash style window.

### OUTSIDE:

To the front is an electric sliding gate which gives access to a cobbled driveway and indian stone flagged patio. There are raised flower beds and a flagged path down the side leads to the rear flagged area. The property has an external power socket and exterior lighting.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights at Waterloo take the right hand lane into Penistone Road. Continue along this road and shortly after entering the village of Shelley the property can be found on the left hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

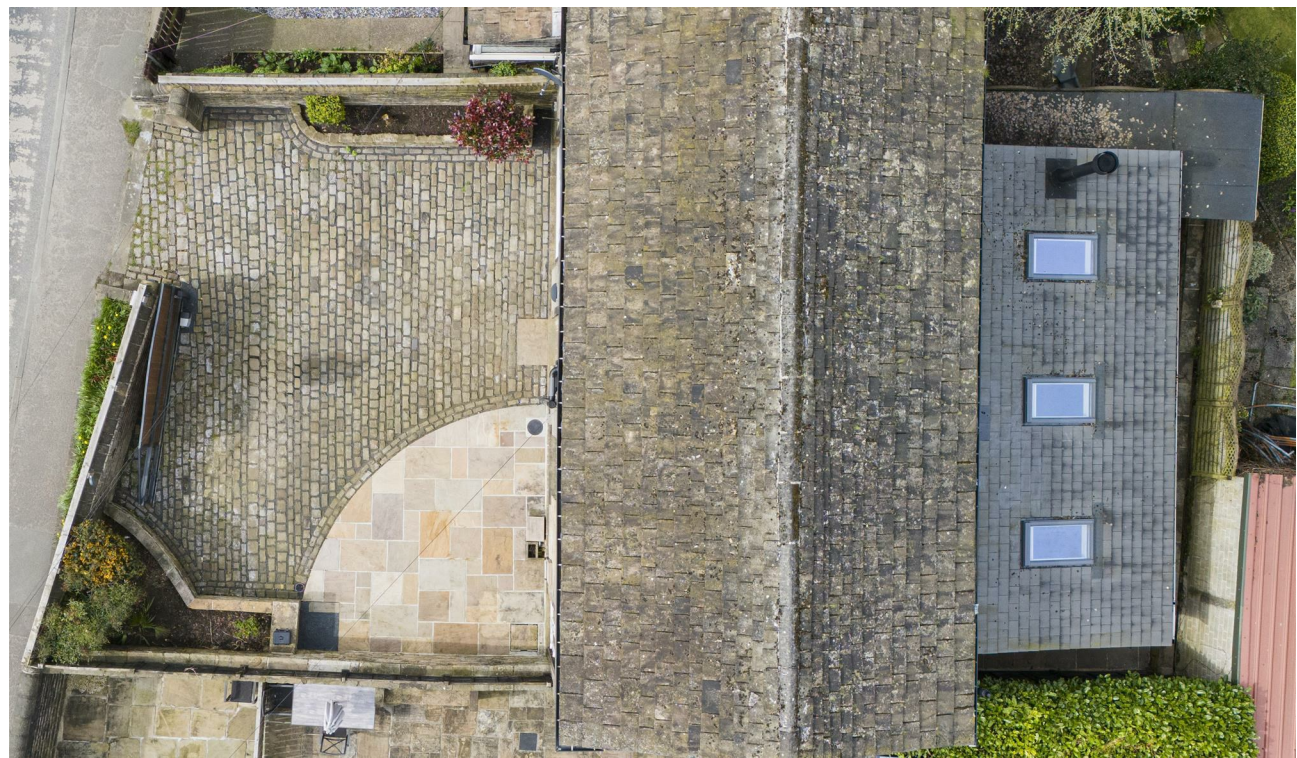
### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







**Approximate total area<sup>(1)</sup>**  
 1450 ft<sup>2</sup>  
 134.71 m<sup>2</sup>

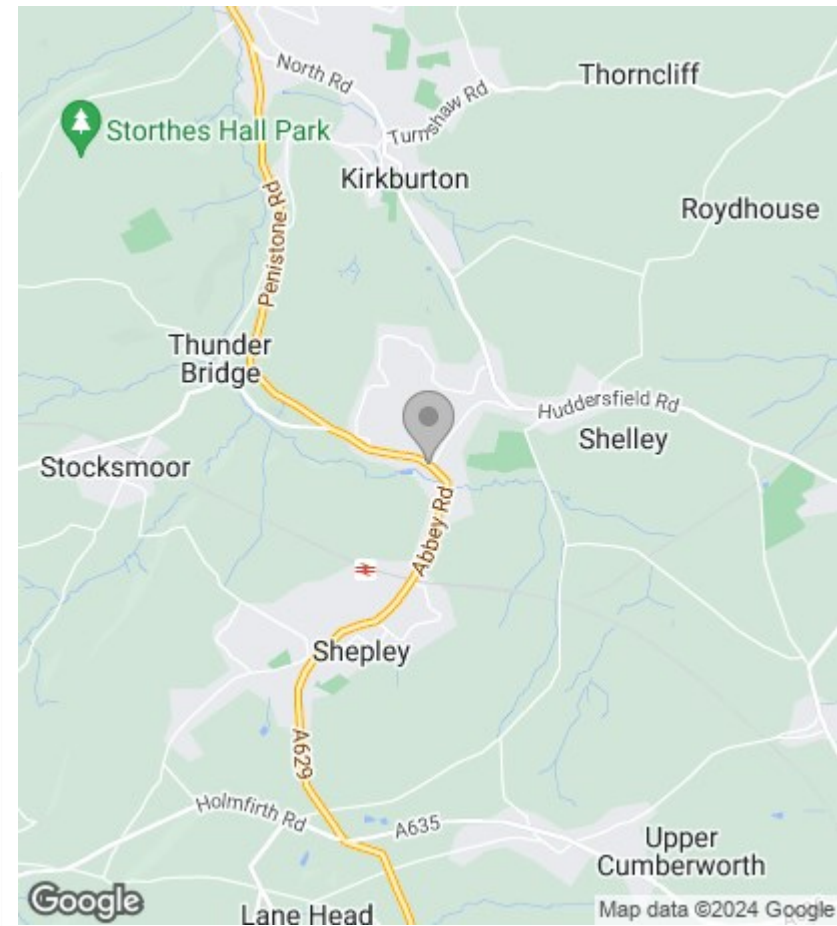
**Reduced headroom**  
 23.34 ft<sup>2</sup>  
 2.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	76	85
	EU Directive 2002/91/EC	

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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