

## Bank Lodge, Water Lane

Shelley, Huddersfield, HD8 8HR

A three (kingsize) bedroomed period weavers cottage (originally two) packed with character including exposed beams and stone, mullion windows and solid fuel stove as well as amazing far reaching views in this sought after village with garden and off road parking. The flexible accommodation over three floors included entrance hallway, lounge, dining kitchen, master bedroom with ensuite and dressing room, utility/wc, two further kingsize bedrooms and family bathroom. Garden and parking.

£365,000



# Bank Lodge, Water Lane

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- THREE KINGSIZE BEDROOM
- SPACIOUS WEAVERS COTTAGE
- BEAUTIFUL LOUNGE AND DINING KITCHEN OPEN TO THE EAVES
- CLOSE TO LOCAL AMENITIES & WELL PLACED FOR FURTHER AFIELD COMMUTES
- FULL OF PERIOD CHARACTER DATING c1850 PLUS AMAZING VIEWS
- MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- LOW MAINTENANCE GARDEN, OFF ROAD PARKING AND CAR PORT

## Entrance

## First Floor

## Lounge

20'3" x 13'0" (6.17m x 3.96m)

## Dining Kitchen

21'6" x 9'6" (6.55m x 2.90m)

## Master Bedroom

13'6" x 12'10" (4.11m x 3.91m)

## Ensuite

8'3" x 6'0" (2.51m x 1.83m)

## Dressing Room

10'4" x 10'3" (3.15m x 3.12m)

## Utility/WC

5'8" x 2'9" (1.73m x 0.84m)

## Lower Ground Floor

## Bathroom

6'9" x 6'0" (2.06m x 1.83m)

## Bedroom 2

14'8" x 12'10" (4.47m x 3.91m)

## Bedroom 3

22'0" x 9'7" (6.71m x 2.92m)

## Garden

## Car Port



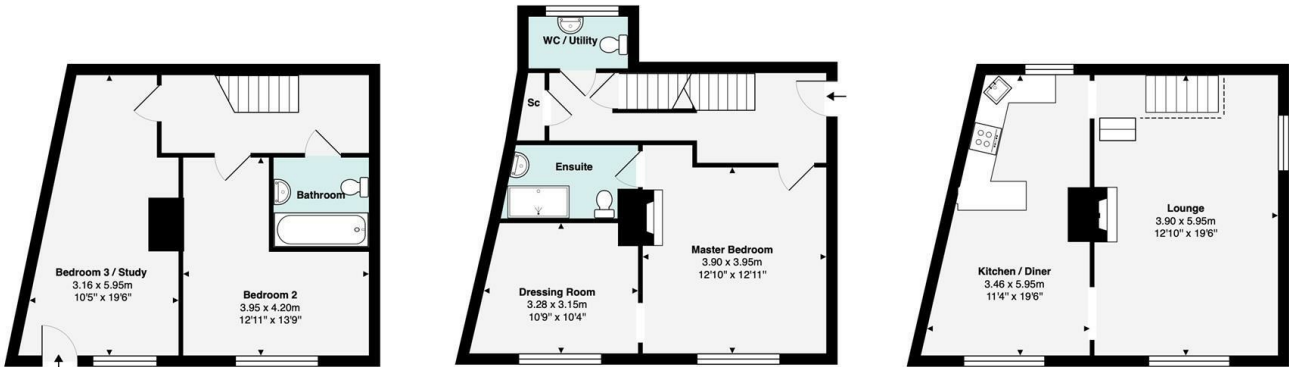
## Directions

Located at the top of Far Bank on the left hand side before the turning to Water Lane/Doctor Lane.





Floor Plan



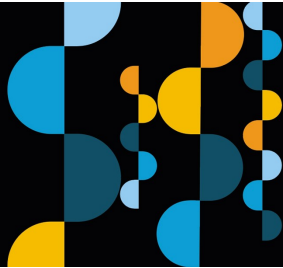
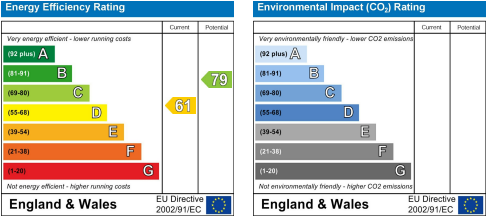
Water Lane, Shelley, Huddersfield, HD8 8HR

Total Area: 125.4 m<sup>2</sup> ... 1350 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.  
The plan is for illustrative purposes only and should be used as such.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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