



363 Penistone Road

Shelley, Huddersfield, HD8 8JQ

A really spacious three bedroom character cottage in excellent condition throughout situated in this very sought after location with lovely views, gardens and parking for two cars. The property has just had newly fitted bathrooms and downstairs wc with period features throughout including high ceilings, mullion windows, stone fireplace, multi fuel stove and exposed beams. Briefly comprises entrance lobby, lounge, dining room, kitchen, utility and downstairs WC. To the first floor are three bedrooms, master with ensuite and family bathroom. Garden, parking and views.

NO VENDOR CHAIN.

Offers Over £350,000

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- A LOVELY CHARACTER FILLED THREE BEDROOM END TERRACE PROPERTY
- THREE FIRST FLOOR BEDROOMS, MASTER WITH ENSUITE
- SURPRISINGLY SPACIOUS WITH OPEN PLAN KITCHEN AND DINING ROOM
- SOUGHT AFTER LOCATION AND LOVELY VIEWS
- GROUND FLOOR UTILITY AND NEWLY INSTALLED WC AND BATHROOMS
- NO VENDOR CHAIN - TWO PARKING SPACES AND GARDENS

Entrance

Lounge

15'7" x 12'3" (4.75m x 3.73m)

Dining Room

12'10" x 9'4" (3.91m x 2.84m)

Kitchen

8'1 x 10'8 (2.46m x 3.25m)

Utility

6'8" x 5'11" (2.03m x 1.80m)

Downstairs WC

5'11" x 2'7" (1.80m x 0.79m)

First Floor Landing

Master Bedroom

11'1" x 10'6" (3.38m x 3.20m)

Ensuite

7'6" x 2'6" (2.29m x 0.76m)

Bedroom 2

11'0" x 10'11" (3.35m x 3.33m)

Bedroom 3

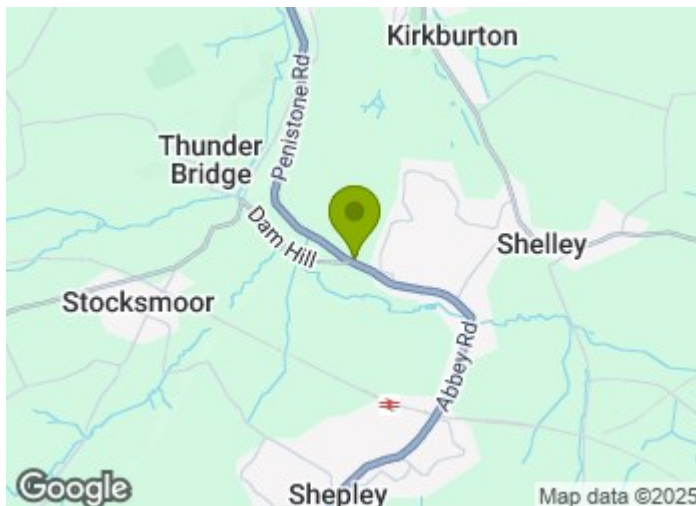
9'8" x 7'10" (2.95m x 2.39m)

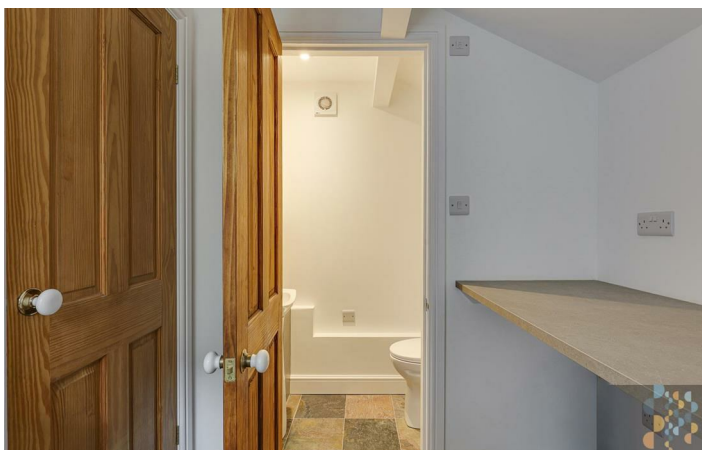
Family Bathroom

6'0 x 6'04 (1.83m x 1.93m)

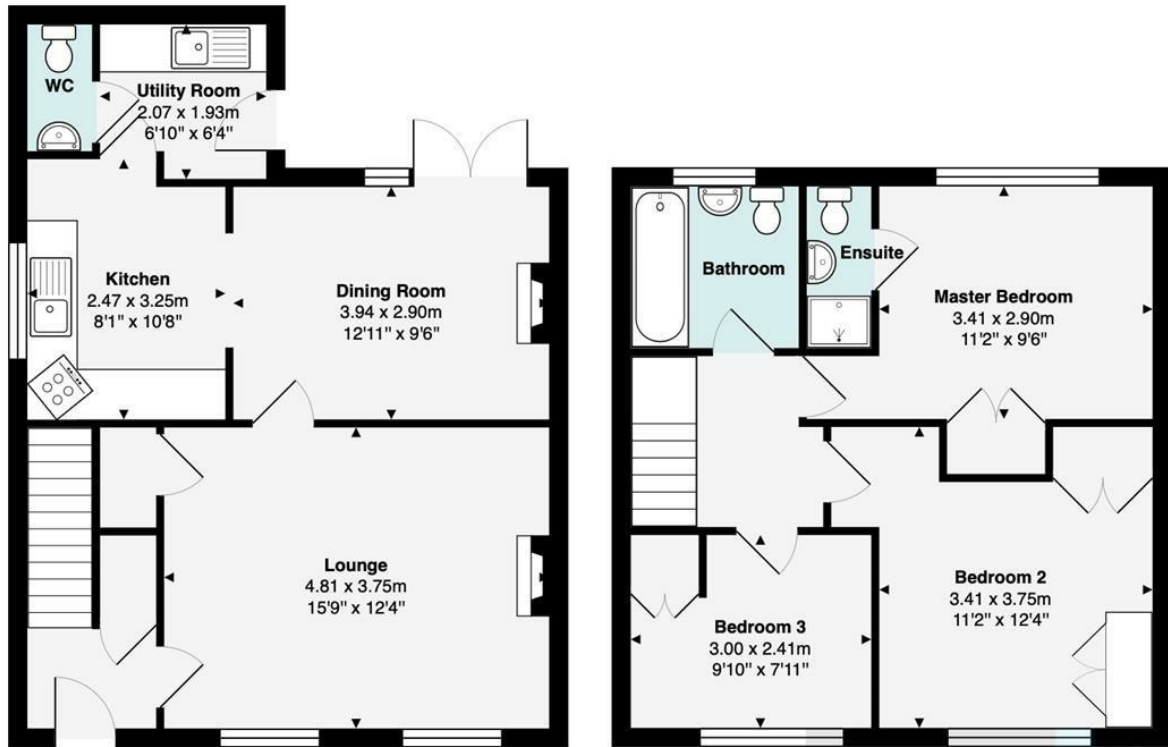
Two Parking Spaces

Gardens





Floor Plan

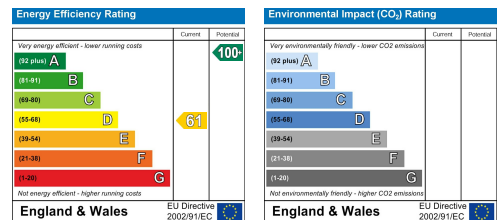


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Total Area: 94.0 m² ... 1012 ft²

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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