



Huddersfield Road, Shelley Huddersfield HD8 8LB

welcome to

Huddersfield Road, Shelley Huddersfield

DELIGHTFUL GRADE TWO LISTED COTTAGE OCCUPYING AN ELEVATED POSITION WITH SIMPLY STUNNING OUTLOOK AND AFFORDING TWO DOUBLE BEDROOM ACCOMMODATION ENHANCED BY ATTRACTIVE GARDENS



The property is located in the well regarded village of Shelley, 3 miles north of Holmfirth and 6 miles south east of Huddersfield. Close to local amenities, with excellent local schooling and superb road network links to Huddersfield, Wakefield and Barnsley.

Summary

Entrance Vestibule

Living Room

17' 8" x 10' 10" into recess (5.38m x 3.30m into recess)

Dining Room

12' 7" max x 8' 8" (3.84m max x 2.64m)

Kitchen

12' 10" x 6' 6" (3.91m x 1.98m)

First Floor Landing

Bedroom One

11' 5" x 10' 3" (3.48m x 3.12m)

Bedroom Two

9' 8" x 8' 6" plus robe (2.95m x 2.59m plus robe)

House Bathroom

Attic

External



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Huddersfield Road, Shelley Huddersfield

- Mid Terraced Cottage
- Two Double Bedrooms
- Splendid Outlook
- Attractive Gardens
- Village Location

Tenure: Freehold EPC Rating: Exempt

guide price

£250,000

directions to this property:

Leave Holmfirth via Station Road and proceed out towards New Mill. Upon entering New Mill village take the left turn into Penistone Road (sign posted for Barnsley).

Carry on for approximately a mile and a half, go past the Crossroads Public House, shortly after turn left into Marsh Lane, follow this road to the end and turn left at the main road by the zebra crossing.

Carry on down the road into Shelley, turn right onto Far Bank and at the top of the hill right again onto Huddersfield Rd where the property can be found on the left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF107894 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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