



**152 Penistone Road, Shelley HUDDERSFIELD HD8 8JQ**

**welcome to**

## **152 Penistone Road, Shelley HUDDERSFIELD**

SEMI DETACHED CHARACTER COTTAGE AFFORDING THREE/FOUR BEDROOM ACCOMMODATION INCLUDING A SIZABLE ATTIC ROOM WITH GENEROUS GARDEN TO THE FRONT AND THE BACK GARDEN WITH STUNNING VIEWS. OFF-STREET PARKING FOR THREE VEHICLES, OCCUPYING A PLEASANT LOCATION WITHIN THE HIGHLY SOUGHT AFTER VILLAGE OF SHELLEY.

### **Summary**

The perfect opportunity has arisen for anyone wishing to purchase a simply delightful Grade 2 listed cottage oozing a wealth of character features. The generously proportioned and versatile 3/4 bedroom accommodation briefly comprises: breakfast kitchen, spacious lounge/dining room, cellar, three first floor double bedrooms, house bathroom and upper floor attic room, currently utilised as the fourth bedroom/home office. Externally the property is further enhanced by several garden areas with a pleasant outlook to the rear and there is also off street parking. Located in the popular village of Shelley with amenities and well regarded schooling close at hand and an inspection is highly recommended. The vendor has stated that the adjacent woodland/meadow is available via separate negotiation.

### **Accommodation Breakfast Kitchen**

18' 2" x 9' 10" ( 5.54m x 3.00m )  
Fitted with a range of wall and base units with granite worksurfaces and Belfast style sink unit. There are complementary tiled surrounds and floor covering whilst appliances include the gas hob, electric oven and integral dishwasher. The room has space for a fridge freezer, dryer and there is plumbing for a washing machine. Character is provided by the exposed timbers and the room has double glazed windows to front aspect and houses the central heating boiler.

### **Cellar**

Having a barrel vaulted ceiling, power and lighting, ideal for additional storage.

### **Lounge/ Dining Room**

18' x 13' 1" ( 5.49m x 3.99m )

This most impressive room has ample space for freestanding furniture and boasts a wealth of features such as the solid fuel stove set to feature stone recess fireplace with timber mantel, oak timber floor and beams to ceiling. There are two central heating radiators and the room is double glazed to two aspects with a pleasant aspect to rear.

### **First Floor Bedroom One**

14' 4" x 9' 6" ( 4.37m x 2.90m )  
Showcasing the delightful outlook to the rear this double bedroom has beam to ceiling, understairs storage, central heating radiator and double glazed mullions to rear.

### **Bedroom Two**

18' 1" x 9' 6" ( 5.51m x 2.90m )  
Double bedroom affording wooded views with beam to ceiling, exposed stone chimney breast with electric stove, decorative dado rail and two central heating radiators.

### **Bedroom Three**

18' 1" x 9' 6" ( 5.51m x 2.90m )  
A double bedroom, radiator, cornice to ceiling and double glazed mullion windows to front aspect.

### **House Bathroom**

9' 7" x 6' 9" ( 2.92m x 2.06m )  
An above average sized bathroom with 4 piece period style suite comprising of high flush w/c, pedestal hand washbasin and roll top cast iron bath with gold effect telephone style attachment. The room has a separate shower cubicle with rainfall unit and attachment, period style radiator/towel rail and double glazed obscure window.

### **Attic Room**





17' 3" x 14' 7" ( 5.26m x 4.45m )

A generous room that has been adapted as a double bedroom or home office having vaulted ceiling with exposed timbers, velux style roof window, useful under eaves storage, inset ceiling lighting and two central heating radiators.

### **External**

To the front of the property is a paved seating area and an array of established plants and shrubs.

Accessed via the side of the property is a lawned area with further plants and shrubs. There is also a raised decking area from where one can enjoy the wooded/meadow aspect and stunning far reaching views. There is a wooded area / meadow available via separate negotiation and would be ideal for chickens or a pony.



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## 152 Penistone Road, Shelley HUDDERSFIELD

- Semi Detached Characterful Cottage
- 3/4 Bedrooms
- Stunning Views To Rear
- Wealth Of Character
- Off Street Parking for 3 Vehicles

Tenure: Freehold EPC Rating: Exempt

# £320,000

### 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).

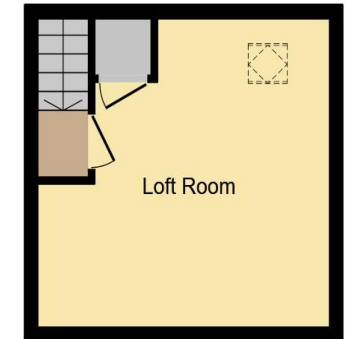
Carry on for approximately a mile and a half, go past the Crossroads Public House, shortly after turn left into Marsh Lane, follow this road to the end and turn left at the main road by the zebra crossing.



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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