

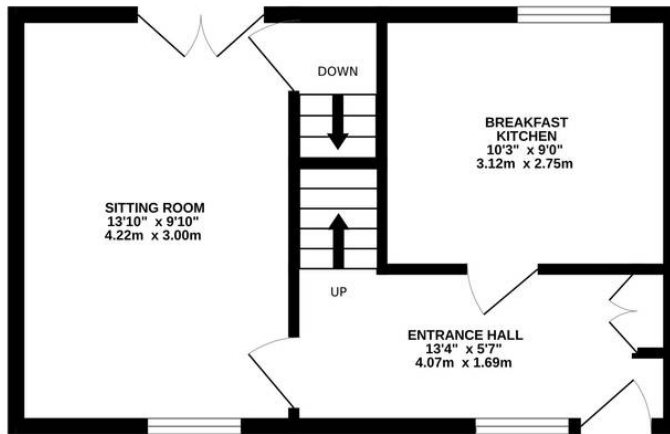


The Old Drapers, Huddersfield Road, Shelley

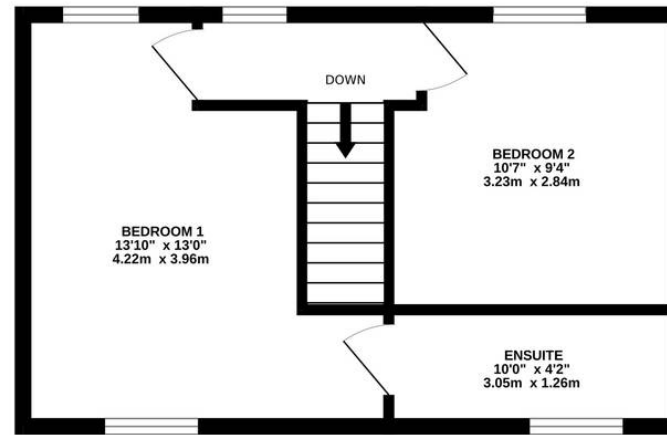
Huddersfield, HD8 8LE

Offers in Region of **£250,000**

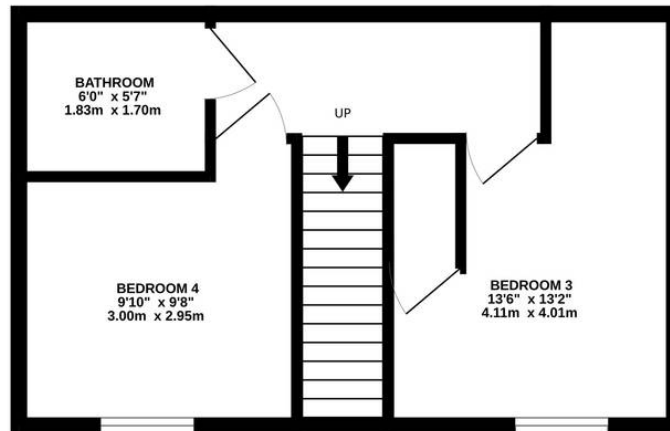
GROUND FLOOR



1ST FLOOR



LOWER GROUND FLOOR



HUDDERSFIELD ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



The Old Drapers, 108b Huddersfield Road

Shelley, Huddersfield, HD8 8LE

A SUPERBLY PRESENTED, THROUGH-BY-LIGHT HOME, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS THREE FLOORS. THE OLD DRAPERS ENJOYS FABULOUS OPEN ASPECT, PANORAMIC VIEWS TO THE REAR AND IS IN TURN-KEY CONDITION INTERNALLY.

The property accommodation briefly comprises of entrance hall, breakfast kitchen and lounge with Juliet balcony to the rear. To the lower ground floor is the house bathroom and two bedrooms. To the first floor there are two further bedrooms, with the principal bedroom having en-suite shower room facilities.

Externally there is off street parking for two to the front, to the rear is a low maintenance gravelled area providing a pleasant seating area to enjoy the views.

Tenure Freehold.
Council Tax B.
EPC Rating C.





GROUND FLOOR

ENTRANCE HALL

13' 4" x 5' 7" (4.06m x 1.70m)

Enter into the property through a composite front door with adjoining window and double-glazed window above. The entrance hall features a partly exposed timber beam to the ceiling, a radiator, two ceiling light points, tile-effect vinyl flooring, a useful cloaks cupboard, and multi-panel doors providing access to the breakfast kitchen and the lounge. A staircase with wooden banister rises to the first floor.

LOUNGE

13' 10" x 9' 10" (4.22m x 3.00m)

The lounge is a particularly light and airy reception room with double-glazed window to the front elevation and a Juliet balcony to the rear elevation, which offers a breathtaking panoramic view across the valley. There is attractive hardwood flooring with underfloor heating, inset spotlighting to the ceiling, and a multi-panel door which encloses a staircase descending to the lower ground floor.





BREAKFAST KITCHEN

10' 3" x 9' 0" (3.12m x 2.74m)

The breakfast kitchen features a bank of double-glazed windows to the rear elevation, taking full advantage of fabulous open-aspect views across the valley. There are high ceilings with exposed timber beams on display, a continuation of the attractive tile-effect vinyl flooring from the entrance hall with underfloor heating, and inset spotlighting to the ceiling. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap. There are built-in appliances including a four-ring gas hob with stainless steel splashback and canopy-style cooker hood over, an electric fan-assisted oven, fridge and freezer units, a slimline dishwasher, and a washing machine. The kitchen benefits from pantry cupboards, under-unit lighting, and a fabulous breakfast dining area with a reclaimed scaffold board breakfast bar.



LOWER GROUND FLOOR

Taking the staircase from the lounge, you reach the lower ground floor. There are two ceiling light points and a hallway which then provides access to two further bedrooms and the house bathroom.

BEDROOM THREE

13' 6" x 13' 2" (4.11m x 4.01m)

Bedroom three can accommodate a double bed with ample space for freestanding furniture. There is a ceiling light point, a radiator, a useful understairs storage cupboard, and a bank of double-glazed windows to the rear elevation which offers fantastic open-aspect views across countryside.

BEDROOM FOUR

9' 10" x 9' 8" (3.00m x 2.95m)

Bedroom four can accommodate a double bed with space for freestanding furniture, but is currently utilised as a walk-in wardrobe/dressing room. There is a bank of double-glazed windows to the rear elevation, taking advantage of fabulous views, exposed timber beams to the ceiling, a ceiling light point, and a radiator.

BATHROOM

6' 0" x 5' 7" (1.83m x 1.70m)

The bathroom features a white, contemporary, three-piece suite comprising of a double-ended panel bath with showerhead mixer tap and glazed shower guard, a low-level w.c. with push-button flush, and a broad wash hand basin with vanity cupboards beneath and tiled splashback. There is tiled flooring, tiling to the splash areas, an exposed timber beam to the ceiling, a chrome ladder-style radiator, an extractor fan, inset spotlighting, and a vanity mirror.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the split-level first floor landing, providing access to two well-proportioned double bedrooms. There is a ceiling light point, a radiator, wooden banisters, and a double-glazed window to the rear elevation which takes full advantage of the property's elevated position.

BEDROOM ONE

13' 0" x 13' 10" (3.96m x 4.22m)

Bedroom one is a generously proportioned, light and airy double bedroom benefitting from dual-aspect, double-glazed windows to the front and rear elevations. There is a ceiling light point, a radiator, and en-suite shower room facilities.

BEDROOM ONE EN-SUITE SHOWER ROOM

4' 2" x 10' 0" (1.27m x 3.05m)

The en-suite shower room features a modern, white, three-piece suite comprising of a broad wall-hung wash hand basin with chrome Monobloc mixer tap and vanity cupboards beneath, a low-level w.c. with push-button flush, and a fixed frame quadrant-style shower cubicle with thermostatic shower. There is tiled flooring, tiling to the splash areas, inset spotlighting to the ceiling, an extractor fan, a chrome ladder-style radiator, a vanity cupboard with space for toiletries and towels, and a double-glazed window with obscure glass to the front elevation.





BEDROOM TWO

9' 4" x 10' 7" (2.84m x 3.23m)

Bedroom two is a versatile space, currently utilised as an additional reception room, but able to accommodate a double bed with space for freestanding furniture and enjoying a great deal of natural light, courtesy of a bank of double-glazed windows to the rear elevation. The room features a ceiling light point, a radiator, and a loft hatch providing access to a useful attic space.

EXTERNAL

Externally to the front, there is off street parking for two vehicles. Accessed off Near Bank is a gravelled hardstanding which can be utilised either as an off street parking area or a patio, and which offers fantastic panoramic views across the valley.



VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ 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.

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000