

192 Marsh Lane,
Shepley HD8 8AY

OFFERS AROUND
£195,000



THIS BEAUTIFUL STONE TWO BEDROOM COTTAGE HAS OPEN PLAN LIVING SPACE, A FRONT GARDEN AND OFF ROAD PARKING FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE PORCH 4'8" apx x 3'1" apx

Adding to the pretty curb appeal is this lovely entrance porch. You enter the property through a composite part glazed door into a handy area perfect for removing coats and shoes. There is spot lighting, tiled flooring and the porch also neatly houses the property's central heating boiler and has a further uPVC door leading to the living room.



LIVING AND DINING ROOM 17'8" max x 10'2" apx

Spanning the width of the property is this stunning open plan living dining room which is also open to the kitchen making it the ideal social space perfect for time with family and friends. The room is tastefully decorated and has a characterful ceiling beam and front facing windows overlooking the garden and fields beyond. A staircase ascends from this room to the first floor landing.



KITCHEN 14'5" apx x 4'1" apx

Fitted with an attractive kitchen including shaker style cream wall and base units, wood effect roll top work surfaces, tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap over the room also boasts an electric oven, four ring induction hob and extractor fan. There is space and plumbing for a washing machine, fridge freezer, spot lighting, a rear facing window looking out over the adjoining fields and tiled flooring. A door leads to the pantry and the kitchen opens up to the living/dining room.



PANTRY

This handy space currently has shelving and is used as a pantry but can also offer storage for household items.

FIRST FLOOR LANDING 9'6" apx x 5'2"apx

An impressive space this landing can comfortably accommodate freestanding furniture such as an office desk or seating and benefits from built in storage cupboards. There is spot lighting and charming painted timber doors with latches lead to the two bedrooms and bathroom.



BEDROOM ONE 10'6" apx x 8'6" apx

This elegantly presented double bedroom sits to the front of the property with views over Marsh Lane and the surrounding fields from its window. The room has useful built in storage cupboards alongside plenty of space for freestanding bedroom items and a door leads to the landing.



BEDROOM TWO 9'1" apx x 5'9" apx

Positioned to the rear of the property with a superb rural outlook from its window is this charming single bedroom. The room is nicely decorated and has a door leading to the landing.



BATHROOM 8'4" apx x 6'9" apx

This stylish bathroom comprises of a three piece white suite including bath with mixer tap, mains fed shower over and glazed shower screen, wall mounted hand wash basin with mixer tap and a low level W.C. There are decorative wall tiles around the bath, painted timber panelling around the lower half of the room, a built in cupboard provides good storage and there is an obscure glazed front facing window. Spot lighting and tiled flooring complete the room and a door leads to the landing.



FRONT GARDEN

The property sits behind a gated garden which has a stone flagged path up to the front door and large pebbled area which is perfect for outdoor furniture pots and planters. There is a raised flower bed and the garden is fully enclosed by stone walling and fencing.



PARKING

Opposite the property there is a parking area suitable for parking two cars off road.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND B

PROPERTY CONSTRUCTION: STONE

PARKING: YES

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile - FTTP - FIRBE

BUILDING SAFETY: NO ISSUES KNOWN

RIGHTS AND RESTRICTIONS: NON KNOWN

FLOOD & EROSION RISK: NON KNOWN

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NON KNOWN

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA: NON KNOWN

AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

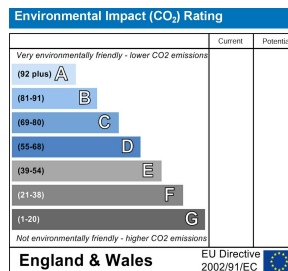
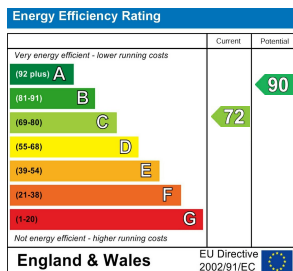
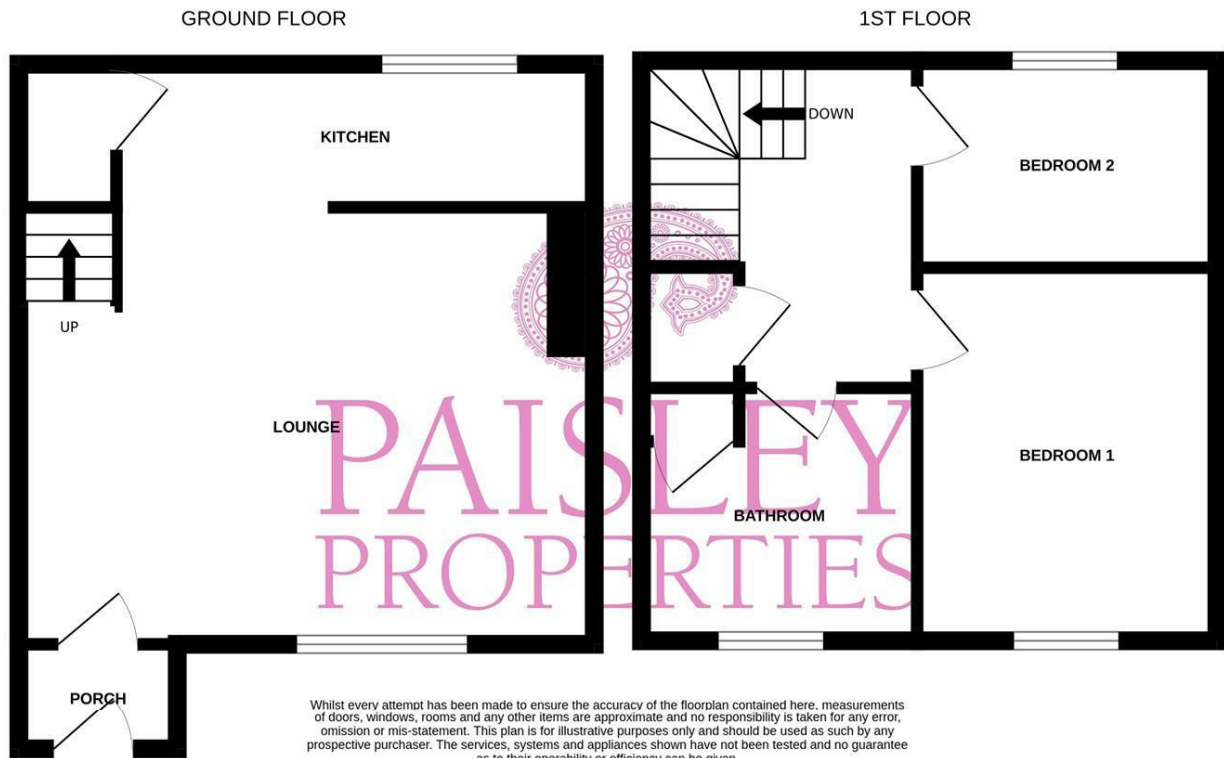
PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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