

73 Huddersfield Road,  
Shelley HD8 8HG

OFFERS AROUND  
£160,000



BURSTING WITH POTENTIAL AND IN NEED OF MODERNISATION IS THIS CHARMING TWO BEDROOM END TERRACE PROPERTY BOASTING WELL MAINTAINED GARDENS, OUTBUILDINGS AND ON STREET PARKING.

TENURE TBC / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY  
PROPERTIES



Bursting with potential and with plenty of scope to make it your own is this charming two double bedroom end terrace property which briefly comprises of a handy porch, entrance hallway, generously sized living room, kitchen, useful cellar, two light and airy double bedrooms, storage room/study, house bathroom, well maintained gardens to the front and rear, outbuildings and on street parking. Shelley is a popular village location which has good shops, pubs, garden centre, well regarded schools and commuter links into neighbouring villages and towns.

#### **PORCH 4'5" x 3'10" max**

You enter the property through a UPVC door into a handy porch where there is space to remove outdoor clothing, practical vinyl flooring underfoot, a window gives a view to the front garden and a door opens to the entrance hall.

#### **ENTRANCE HALLWAY**

A glazed door opens into the entrance hallway with a characterful archway and stairs with a timber balustrade ascend to the first floor landing. A door opens through to the living room.

#### **LIVING ROOM 14'6" x 13'6" max**

This generously sized reception room has two alcoves and ample space for freestanding furniture. The focal point of the room being the timber effect fireplace. A large window overlooks the front garden and doors lead back through to the entrance hallway and through to the kitchen.



#### **KITCHEN 14'11" x 6'5" max**

Spanning the rear of the property is the kitchen which has a rear facing window with a view over the shared driveway and garden beyond. Fitted with a range of timber wall and base units, complimentary work surfaces with tile splash backs and a stainless steel sink and drainer with mixer tap over. There is space for a freestanding gas oven, undercounter fridge, a small table, chairs and plumbing for a washing machine. Vinyl flooring flows underfoot and doors open to the cellar steps, back through to the lounge and an external door opens to the rear.





### **CELLAR 7'3" x 6'8" max**

Stone steps lead down to the cellar which has light and ample space for storing extra household items.

### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the spacious first floor landing with space for freestanding furniture, loft hatch and doors lead through to two double bedrooms, a storage room/study and the house bathroom.

### **BEDROOM ONE 12'0" x 8'2" to fitted wardrobes**

This well proportioned double bedroom benefits from a bank of sliding wardrobes, space for bedroom furniture and has a front facing window which overlooks the street below and pleasant countryside views beyond. A door leads to the landing.



### **BEDROOM TWO 9'4" x 9'1" max**

Another double bedroom with a floor to ceiling fitted wardrobe and shelving, space for bedroom furniture, views over the rear garden and a door leads to the landing.





### **STORAGE ROOM/STUDY 5'7" x 4'2" max**

Currently housing the properties water cylinder is a room ideal for storage or could be used as a study or dressing room if desired. A window overlooks the rear of the property and a door leads to the landing.

### **BATHROOM 8'2" x 6'0" max**

This good size bathroom is fitted with three piece suite, including a bath with shower over, pedestal hand wash basin and a low level W.C. The room is fully tiled, has a front obscure glazed window and a door leads on to the landing.



### **REAR GARDEN AND OUTBUILDINGS**

To the rear of the property is a shared driveway giving access to two outbuildings which are both ideal for storage, one having a W.C and a lawned garden allows ample space for outdoor dining and garden furniture.





**EXTERNAL FRONT**

To the front of the property and enclosed by a low red brick wall is a well maintained lawn with flowerbed borders. A pathway leads to the front door and a shared gravel driveway leads to the rear of the property.







**\*MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND: A

PROPERTY CONSTRUCTION: BRICK

PARKING: SHARED DRIVEWAY

UTILITIES:

\*Water supply & Sewerage- WATER RATES

\*Electricity & Gas Supply - MAINS

\*Heating Source - MAINS

\*Broadband & Mobile - FIBRE

BUILDING SAFETY: N/A

RIGHTS AND RESTRICTIONS: NONE KNOWN

FLOOD & EROSION RISK: NONE KNOWN

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE KNOWN

PROPERTY ACCESABILITY & ADAPTATIONS: N/A

COAL AND MINEFIELD AREA: NONE KNOWN



## **AGENT 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.

## **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 to arrange an appointment.

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

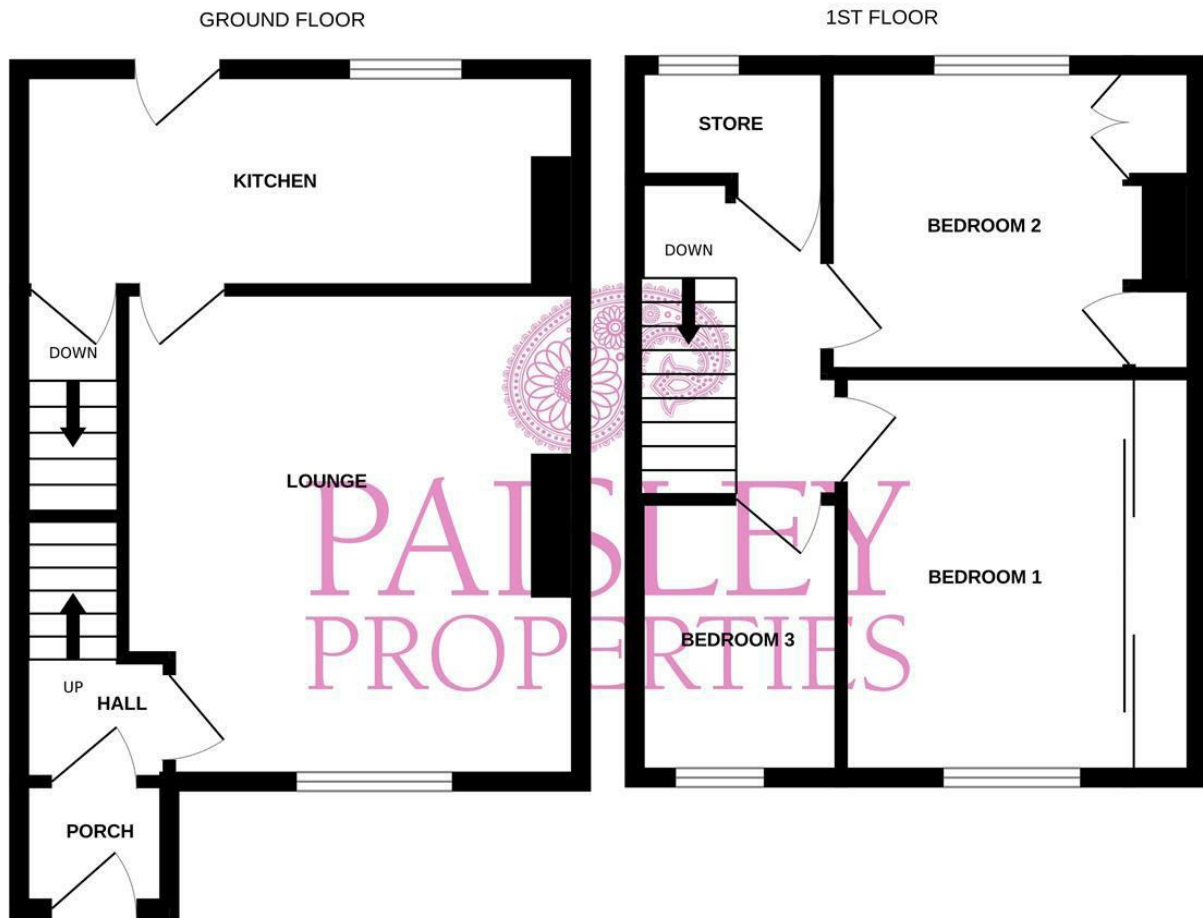
## **PAISLEY**

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.

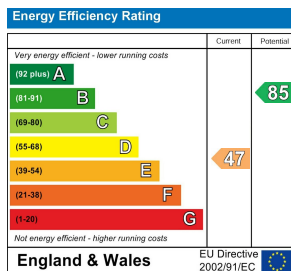
## **SURVEY TEXT**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





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.  
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