

439 Penistone Road,
Shelley HD8 8HY

OFFERS AROUND
£265,000



THIS SUPERB TWO BEDROOM DETACHED TRUE BUNGALOW SITS WITHIN AN ENVIABLE PLOT AND HAS GARDENS, PLENTY OF PARKING AND A GARAGE.

FREEHOLD / COUNCIL TAX BAND: D / ENERGY RATING:

PAISLEY
PROPERTIES

HALLWAY 9'4" max x 13'0" max

You enter the property through a timber and glazed door into this welcoming L shaped hallway which links all the rooms. There is space here for free standing furniture and there is a useful built in storage cupboard. Further doors lead to the lounge, kitchen, two bedrooms, W.C and bathroom.



LOUNGE 13'10" apx x 10'4" apx

This light and spacious living room has an attractive feature fireplace with marble effect surround which houses an electric fire. There are dual aspect large windows which provide a lovely outlook over the gardens and let in an abundance of natural light. The room also offers space for a range of furniture and has a wide opening into the dining room, allowing for a sociable feel when entertaining friends or family. A door leads to the hallway.



DINING ROOM 10'10" apx x 9'10" apx

Sitting between the lounge and kitchen this is the ideal area for congregating over meals. There is room to accommodate a generous dining table and chairs, alternatively there is space for an additional living room, or office furniture. A window looks out over the side patio and an external part glazed door gives access to outside. A further internal door leads to the kitchen.



KITCHEN 10'9" apx x 9'10" apx

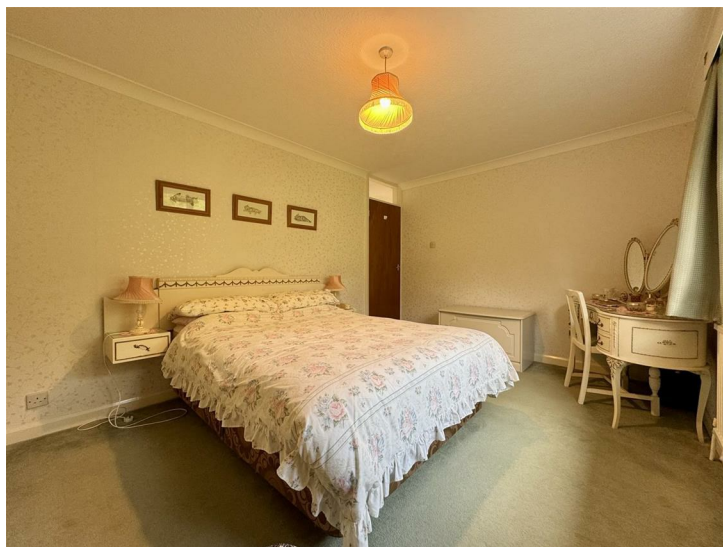
Fitted with wooden wall and base units, roll top work surfaces, tiled splashbacks and a one and a half bowl stainless steel sink and drainer this well proportioned breakfast kitchen also benefits from a single oven, four ring gas hob and concealed recirculating cooker hood. There is space for a freestanding fridge freezer, washing machine and small table and chairs if desired. A rear facing window provides a view of the garden and doors lead to the dining room, hallway and pantry.

The pantry offers good additional storage for household items.



BEDROOM ONE 13'0" + wardrobes x 9'10" apx

Positioned to the rear of the property with a window over looking the garden is this sizable double bedroom which boasts a bank of fitted wardrobes. The room has ample space for a selection of free standing bedroom furniture items and a door leads to the hallway.



BEDROOM TWO 10'11" apx x 9'10" apx

This second good sized double bedroom can also accommodate a selection of bedroom furniture and has a front facing window. A door leads to the hallway.



SEPARATE W.C 5'6" apx x 2'8" apx

Conveniently separate to the main bathroom this room is fitted with a low level W.C, has an obscure glazed front facing window, vinyl flooring and a door which leads to the hallway.

BATHROOM 4'3" apx x 4'11" apx

Comprising of a two piece suite including bath with electric shower over and a pedestal hand wash basin with hot and cold taps this bathroom is partially tiled with decorative wall tiles, has an obscure glazed front facing window and door which leads to the hallway.

If preferred, the W.C and bathroom could be made into one spacious room, subject to the necessary checks.



GARAGE AND DRIVE

The bungalow has a single garage with workshop/utility space to the rear. The property's central heating boiler is neatly hidden away in here and there is heating, light and power. In the garage there is a ceiling hatch providing access to the loft space which has been insulated. An up and over door opens to the driveway.

To the front there is a large gated driveway suitable for parking multiple vehicles off road.

FRONT GARDEN

The bungalow sits behind a large lawned front garden with mature shrub and hedge borders.



SIDE AND REAR GARDENS

To the side of the property is a patio garden, perfect for outdoor dining furniture, pots and planters. There is a door into the bungalow here, making it an ideal place for a BBQ or alfresco eating with easy access in and out.

A pathway leads round to the rear of the property where there are steps up to a raised lawn with well stock flower/shrub borders. To one corner there is a paved area ideal for housing a garden shed or greenhouse, or alternative this could be used as a further seating area.



MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band D

PROPERTY CONSTRUCTION: Standard brick and block

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alterations to the property. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

TITLE REGISTER:
The property is unregistered.

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 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.

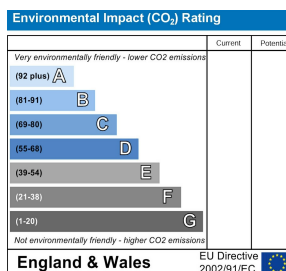
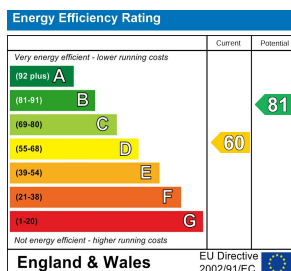
PAISLEY MORTGAGES

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. *



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 ©2025



www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

