

178b Penistone Road,  
Shelley HD8 8HZ

OFFERS AROUND  
£350,000



A BEAUTIFUL FOUR BEDROOM FAMILY HOME WITH FIRST FLOOR LIVING ACCOMMODATION AND GROUND FLOOR SLEEPING. IT BOASTS A PRIVATE ENCLOSED REAR GARDEN AND A LARGE BALCONY AREA SUITABLE FOR AL FRESCO DINING ALONG WITH DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND D/ ENERGY RATING C

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 6'10" x 14'6" max**

You enter the property through an oak effect uPVC door into a welcoming hallway which has attractive decorated wood effect laminate flooring running under foot. A window next to the door allows a generous amount of light to flood in. A large understairs cupboard provides storage for coats and shoes and other household items. A carpeted spindled staircase ascends to the first floor landing. Doors lead to the two ground floor bedrooms and utility room.



### **BEDROOM ONE 9'5" x 17'5" max**

Formerly the property's garage this charming tastefully decorated double bedroom with partly panelled walls, is bathed in natural light from a large patio style window to the front and a side facing window. The property's central heating boiler is tucked away in the corner of the room. Doors lead to the hallway and to the en-suite shower room.



### **ENSUITE SHOWER ROOM 4'11" x 6'1" max**

This contemporary ensuite shower room is fitted with a white suite comprising of a timber vanity unit with a bowl style hand wash basin with mixer tap, a low-level WC and a quadrant shower enclosure which is fitted with the thermostatic waterfall shower. Beige ceramic tiles run underfoot and the walls are partially tiled with beige tiles. Spotlights to the ceiling and a chrome heated towel rail complete the room. A door leads to the bedroom





### **BEDROOM TWO 8'9" x 18'11" max**

The second ground floor double bedroom has ample space to accommodate freestanding bedroom furniture and again it is nicely presented and decorated in neutral tones. A set of French doors open to the driveway and a door leads to the hallway.



**UTILITY ROOM 7'3" x 4'7" max**

The utility room is plumbed for a washing machine and has space for a tumble dryer alongside a large pedestal wash basin. There are spotlights to the ceiling and ceramic floor tiles run underfoot. A door leads to the entrance hallway.

**FIRST FLOOR LANDING & HALLWAY 17'0" x 12'9"**

A carpeted spindled staircase ascends from the entrance hallway to the first floor landing and hallway which has a part glazed uPVC door leading out to the property's rear garden. It is light and airy courtesy of large windows and has doors leading to two further bedrooms, a family bathroom and a large living kitchen.

**BEDROOM THREE 7'0" x 10'6" max**

This tastefully decorated double bedroom has a side facing window which allows natural light to enter. There is ample space to accommodate freestanding bedroom furniture. A door leads to the hallway.





#### **BEDROOM FOUR 9'9" x 9'3" max**

This further double bedroom is again tastefully decorated and has a side facing high level window which allows natural light to enter. There is ample space to accommodate freestanding bedroom furniture. A door leads to the hallway.



#### **FAMILY BATHROOM 8'1" x 7'0" max**

This contemporary bathroom is beautifully appointed with a freestanding oval bathtub with pillar tap, a matching pedestal wash basin with mixer tap and a low-level W.C. The walls are fully tiled with large beige tiles and coordinating beige ceramic floor tiles run underfoot. Spotlights to ceiling and a chrome heated towel radiator complete the room. A large obscure window allows natural light to enter and a door leads to the hallway.



### **LIVING DINING KITCHEN 12'9" x 20'0" max**

The light and airy living dining kitchen has windows to dual aspects and French doors leading out to a balcony area. The kitchen area is fitted with timber base and wall units with laminate square edge worktops, black tiled upstands, a black composite sink and drainer with mixer tap. Cooking facilities comprise of a gas hob with a stainless steel canopy extractor fan over, an electric oven and an integrated microwave. Integrated appliances include a dishwasher and tall fridge and there is also space for a wine cooler. Black ceramic tiles run under foot in the kitchen whilst there is carpet to the living area. The living area is of a good size and can accommodate not only lounge furniture but a dining table too. A door leads to the landing.





## BALCONY

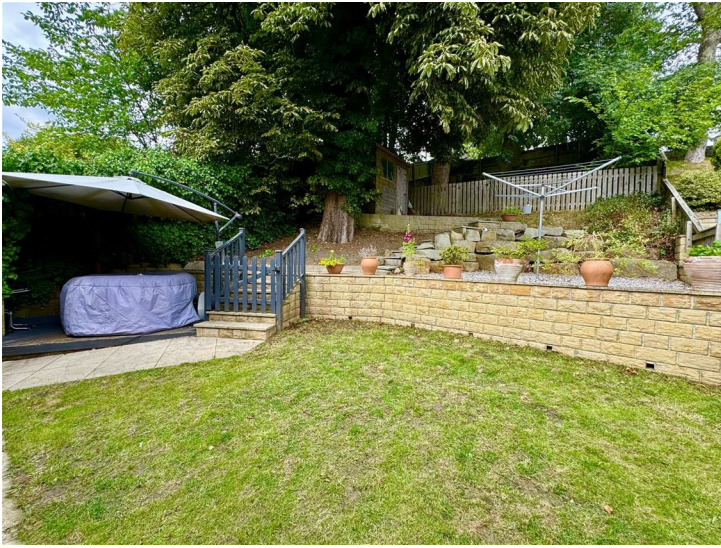
Accessed via French doors from the kitchen area this lovely balcony space offers countryside views and is the perfect place for BBQs and al fresco dining.





## REAR GARDEN

To the rear of the property and accessed via a set of stairs from the driveway or alternatively from the first floor landing, is a private enclosed tiered rear garden. Adjacent to the house is a lovely paved patio just perfect for garden furniture. Steps meander up to a fenced lawn area.



## FRONT & PARKING

To the front of the property is a block paved driveway which can accommodate multiple vehicles and has undercover parking beneath the balcony. Paths run up both sides of the house to the rear garden.



## **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: Driveway

RIGHTS AND RESTRICTIONS: NONE

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available. 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.

### **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**

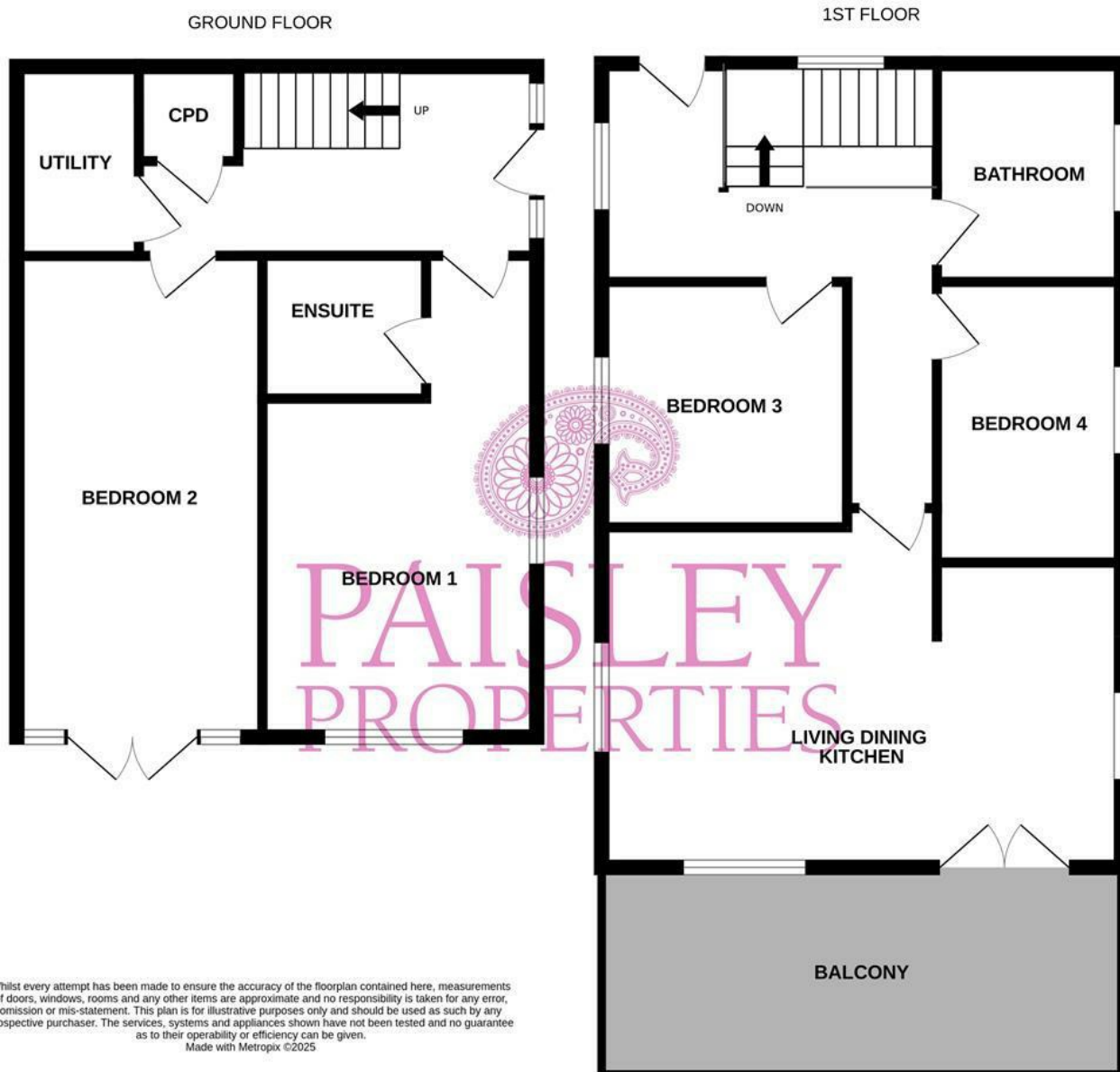
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto: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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	87
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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