



HOUSE STYLE Brick built inner Town House
RECEPTION ROOMS 1
BEDROOMS 2
EPC RATING D
CLOSE TO LOCAL FACILITIES

BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM INNER TOWN HOUSE – CLOSE TO VILLAGE CENTRE AND ITS VARIED FACILITIES – OFFERED WITH IMMEDIATE AVAILABILITY – IDEAL FOR PROFESSIONAL COUPLE/YOUNGER FAMILY – WELL PLACED FOR COMMUTING TO MAJOR WEST AND SOUTH YORKSHIRE CENTRES

DESCRIPTION Originally designed as a three-bedroomed property but currently presented to well proportioned two double bedroomed configuration, this inner townhouse enjoys a most desirable setting close to the village centre of Shepley and is offered to the market with IMMEDIATE AVAILABILITY. Presented throughout to a delightful standard, features include gas fired central heating, uPVC double glazing and integrated cooking facilities. There is off-street parking to the front and further FORMER GARAGE providing extensive storage facilities. The accommodation extends to Entrance Porch, front-facing Lounge, Dining Kitchen, two first floor Double Bedrooms, fully tiled Bathroom.

£650 pcm



Property Details

GROUND FLOOR

ENTRANCE PORCH Having a commercial grade carpet and with the entrance to the property providing a very useful double fronted cloaks cupboard which also contains the Ideal gas fired central heating boiler.



LOUNGE 15' 0 (Maximum) " x 14' 0" (4.57m x 4.27m)
This very well proportioned principal reception room is positioned to the front of the property where a wide picture window provides excellent levels of natural light. The focal point of the room is a contemporary styled fireplace with integrated lighting, conglomerate hearth and inset and fitted gas fire. There are also ceiling downlighters, two wall light points and a double panel radiator.



DINING KITCHEN 13' 10" x 9' 4" (4.22m x 2.84m)
Rear-facing patio doors provide access to the rear garden, whilst to the kitchen area there is a generous range of oak effect cupboards to both base and eye level. There is also a good expanse of worktop surfaces having ceramic tiling to the splashback surrounds, plumbing facilities for an automatic washing machine, single panel radiator and integrated oven, four-ring gas hob and filter canopy.





FIRST FLOOR

BEDROOM ONE 12' 4" x 14' 0" (Reducing to 7'8") (3.76m x 4.27m) A very spacious principal bedroom having been created from the former Bedrooms One and Three, the room is flooded with natural light and also provides a number of ceiling downlighter and is heated by a single panel radiator.



BEDROOM TWO 8' 7" x 8' 4" (2.62m x 2.54m) This rear-facing bedroom provides a range of fitted wardrobes to one wall and is heated by a single panel radiator.



BATHROOM 5' 2" x 5' 4" (1.57m x 1.63m) Providing a three-piece suite in white comprising of a panel bath with thermostatic shower over, wall mounted wash hand basin and low flush WC. There is also a heated chrome towel rail.



LANDING Having a loft access facility and also a useful built-in, bulkhead storage cupboard.



OUTSIDE To the front is an open-plan garden/parking area, whilst to the rear is a paved sitting area beyond which is a lawned garden contained within a dwarf feature wall. There are pedestrian access rights to the rear enabling access to the nearby FORMER GARAGE, this having internal measurements of 16'11" x 8'1" and providing extensive storage facilities.

SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.

DOUBLE GLAZING The property enjoys uPVC sealed unit double glazing.

DIRECTIONS Postcode HD8 8HD for SatNav purposes



For further information please contact our office on 01226 767766, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk

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