4 Westerley Way, Shelley HD8 8HN

OFFERS AROUND £215,000

NO ONWARD CHAIN
THIS FANTASTIC THREE BEDROOM SEMI-DETACHED PROPERTY IS RIPE FOR RENOVATION OFFERING SPACIOUS ROOM SIZES THROUGHOUT, DRIVEWAY PARKING AND A PRIVATE REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING E

PAISLEY PROPERTIES

ENTRANCE HALLWAY 11′6″ apx x 6′3″ apx

You enter the property through a white partially glazed uPVC door into a welcoming hallway where there is ample space to remove and store outdoor clothing on arrival. Grey ceramic tiles run underfoot. A staircase ascends to the first floor. A door leads to the lounge and an opening leads through into the kitchen.

LOUNGE 13′2″ apx x 11′7″ apx

Positioned to the front of the property with two windows flooding the room with natural light, this lovely lounge has a stove in an open fireplace, which is open to the dining room, as a focal point. There is ample space for lounge furniture. Wall lights and a central light fitting illuminate the room well. A door leads to the hallway.

KITCHEN 8′9″ apx x 12′2″ apx

Flooded with natural light from windows to dual aspects, the kitchen is fitted with painted dark grey wall and base units, grey wood effect worktops, white tiled splashbacks and a stainless steel one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise a stainless steel gas four burner gas hob and a double electric fan oven. Integrated appliances include a tall fridge and there is space and plumbing for a washing machine. Ceramic tiles run underfoot. A cupboard under the stairs provides storage. An exterior door leads out to the passageway and adjoining outhouse.

DINING ROOM 11′2″ apx x 10′6″ apx

Located to the rear of the property with two windows looking out to the rear garden, this fabulous dining room has a double sided stove in a fireplace which is open through to the lounge and ample space for a dining table and chairs. There are cupboards built into one of the alcoves. Wood effect laminate flooring runs underfoot and there are wall lights illuminating the room beautifully. A door leads to the kitchen.

PASSAGEWAY 3′2″ apx x 10′9″ apx
Allowing access from the driveway to the rear of the property, this passageway has uPVC doors to either end. A door leads to the kitchen and an opening leads to a store room.

STORE ROOM 4′11″ apx x 11′7″ apx
Formerly the property's outhouses, this store room has power and light and an obscure wiindow to the rear.

FIRST FLOOR LANDING 6′2″ apx x 7′0″ apx

A carpeted staircase ascends from the entrance hallway to the first floor landing, which is nice and light courtesy of a side facing window. A hatch gives access to the loft and doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 13′2″ apx x 11′6″ apx

This double bedroom is of generous proportions and benefits from two front facing windows which offer views out to the street and countryside beyond. There is ample space for freestanding bedroom furniture. A door leads to the landing.

BEDROOM TWO 13′2″ apx x 12′3″ apx

Positioned to the rear of the property again with two windows looking out over the garden, this generous double bedroom has ample space for freestanding bedroom furniture. A door leads to the landing.

BEDROOM THREE 8′10″ apx x 8′6″ apx

This third bedroom can be found to the rear of the property with a window looking out over the garden. There is ample space for freestadning bedroom furniture. A door leads to the landing.

HOUSE BATHROOM 6′2″ apx x 7′10″ apx

This good size bathroom is fully tiled with pale green tiles and fitted with a three piece avocado suite comprising a bath with a shower mixer tap over, a low-level WC and a tiled vanity unit with inset handwash basin with chrome taps. There is a large mirror over the basin with a strip light above and a shallow mirrored cabinet inset to one wall. Vinyl tiles run underfoot. An obscure window allows natural light to enter and a door leads to the landing.

REAR GARDEN

To the rear of the property is a fabulous garden which has a lawn and patio area close to the house. It really is a blank canvas with lots of potential.

FRONT & PARKING

To the front of the property is a garden space with hedges to the perimeter and a driveway alongside.

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 B

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

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 1000 Mbps

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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

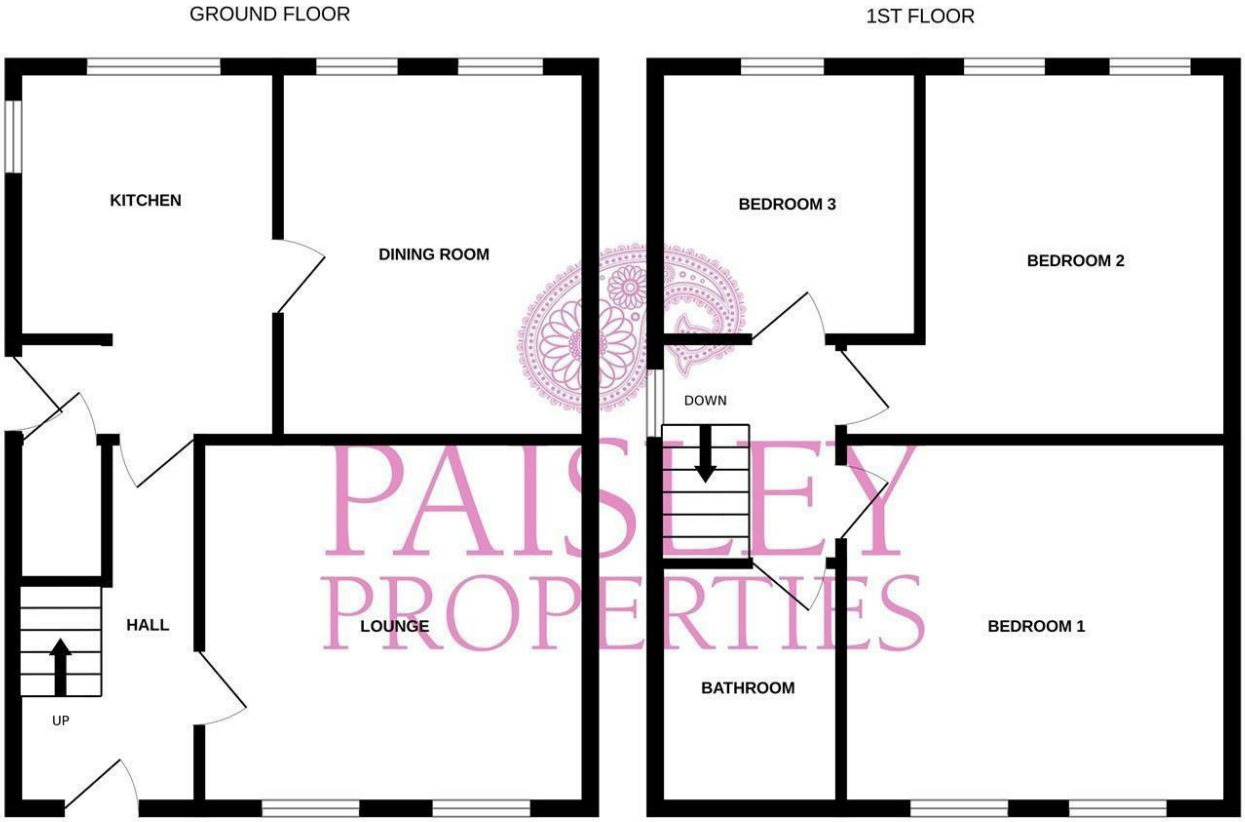
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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
Paisley Properties 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. *



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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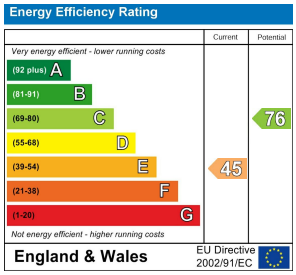

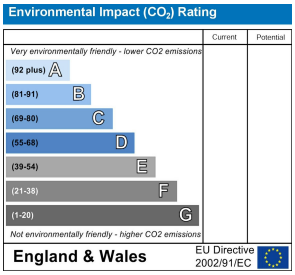

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