



**Dam Hill, Shelley Huddersfield HD8 8JH**

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## **Dam Hill, Shelley Huddersfield**

SITUATED TO A HIGHLY SORT AFTER VILLAGE LOCATION IS THIS CHARMING TWO/THREE BEDROOM GRADE II LISTED SEMI DETACHED WEAVERS PROPERTY. BOASTING STUNNING VIEWS TO THE FRONT, DRIVEWAY WITH GOODSIZE DETACHED GARAGE. IDEAL DEVELOPMENT OPPORTUNITY WITH AN IMPRESSIVE AMOUNT OF GARDEN/WOODLAND TO THE SIDE.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Summary**

Charming semi detached Grade II weavers cottage, known as weavers cottage, set to this highly desirable location, with stunning views across the valley. Nestled in between shelly and Thunderbridge. The property is in need of refurbishment, however comes with a development opportunity, with sizeable garden plot to the side.

Further enhanced by a driveway leading to a goodsized detached garage. The property offers flexible living accommodation with it being a weavers, and briefly comprises of kitchen, dining room, study space, utility and WC. Carpeted staircase leads to lounge/bedroom and house bathroom. Two bedrooms to second floor. The property is situated between Thunderbridge and Shelley, with excellent supporting commuter networks, local amenities and well-regarded schooling.

### **Accommodation Entrance Hallway**

Enter through timber door into entrance hallway, with vinyl and carpeted floor covering. Radiator.

### **Kitchen**

10' 3" x 7' ( 3.12m x 2.13m )  
With a good range of wall and base units, complimented by space for range master with double extractor unit over, space for fridge and freezer, tiled walls and vinyl floor covering. Obscured glass side panels. window to front aspect.

### **Dining Room/Lounge**

15' x 10' 6" ( 4.57m x 3.20m )  
this characterful room, offers plenty of charm, with ceiling beams, and recessed stone fireplace with stone hearth and lintel, with fire and canopy over.

### **Study Space**

11' 1" x 3' 10" ( 3.38m x 1.17m )  
With two archways opening from dining room into this useful level of space.

### **Utility**

10' x 9' 11" ( 3.05m x 3.02m )  
Door access into utility room, with wall and base



units. Useful double built in storage cupboard.

### **Lobby Area**

Step down into this spacious lobby area with stable door giving access to the front of the property. Also housing the ideal boiler.



### **Cloakroom**

Door access into cloakroom with WC and wall hung sink. tiled to dado height. Obscured double glazed window to front aspect.

### **Landing**

Carpeted landing leading to lounge/bedroom three and house bathroom. Window to rear aspect. Radiator.

### **Lounge/Bedroom**

21' 8" x 13' 2" ( 6.60m x 4.01m )

This spectacular lounge has plenty of natural light flooding in from the bank of mullion windows to front aspect, taking in the the beautiful woodland aspect across the valley. Feature built in cupboard with shelving. This room could be utilised as a bedroom.

### **Bathroom**

Three piece bathroom suite, bath with mira shower over, pedestal wash hand basin and low flush WC. Tiled walls and floor covering.

### **Landing**

Carpeted staircase leading to second floor. Window to rear aspect.

### **Bedroom One**

15' 11" x 10' 2" ( 4.85m x 3.10m )

Spacious carpeted bedroom with double glazed window to front aspect. Built in bedroom furniture, with contrasting storage drawers, cupboards and sink.

### **Bedroom Two**

11' 9" x 11' ( 3.58m x 3.35m )

Spacious carpeted bedroom, with built in wardrobes - check? Double glazed window to front aspect across woodland and countryside.

### **External**

To the front of the property is a paved area. To the side of the property is an extensive garden with winding paths leading to paved seating areas incorporating an an array of plants, trees and shrubs and summerhouse. The paved seating areas are ideal for sitting and taking in the beautiful countryside views. Beyond the seating areas is an extensive woodland area, ideal for development. Accessed down the road from the property is a driveway leading to an goodsize garage with electric door.

### **Footnote**

please note, the vendor owns 1/5 of the field to the rear(paperwork required)



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## Dam Hill, Shelley Huddersfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- \*\*\*NO UPPER CHAIN\*\*\*
- Semi Detached Grade II Weavers Cottage

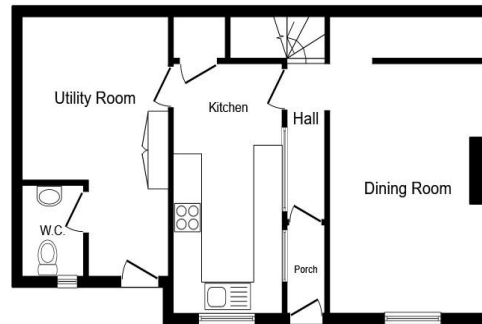
Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: D

guide price

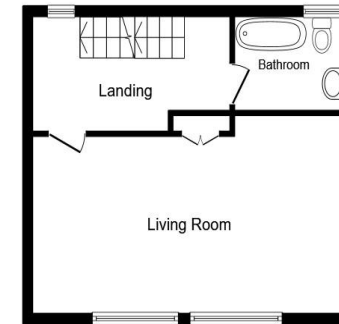
**£250,000**

### directions to this property:

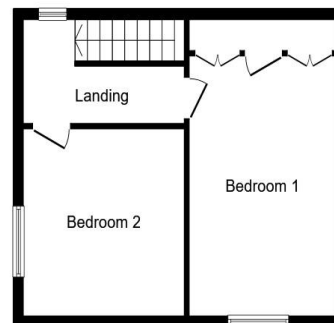
Leave Holmfirth via Station Road, proceed out towards New Mill, upon entering the village, take the left turn into Penistone Road (sign posted Barnsley) and carry on for approximately a mile and a half. After passing the Crossroads Public House, shortly after turn left into Marsh Lane, follow this road to the end, and turn left at the main road by the zebra crossing. Carry on through Shelley village and turn left onto Dam Hill. The property is on your left hand side.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 128.9 m<sup>2</sup> (1,387 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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