18 Jenkyn Lane,
Shepley HD8 8AL

OFFERS AROUND
£415,000















SIMPLY OOZING CHARACTER AND CHARM THIS DECEPTIVELY SPACIOUS MID TERRACE PROPERTY IS BEAUTIFULLY PRESENTED AND OFFERS ACCOMODATION OVER FOUR FLOORS. EXTERNALLY THERE IS A LOVELY COURTYARD PAVED REAR GARDEN SPACE WITH OUTHOUSE AND ROADSIDE PARKING.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING E

PAISLEY
PROPERTIES

PORCH 4′1″ apx x 4′1″ apx
You enter the property through a composite door into the porch where there is ample space to remove and store outdoor clothing on arrival. Blue patterned vinyl flooring runs underfoot. A door leads to the lounge.

LOUNGE 11′11″ apx x 15′11″ apx




Positioned to the front of the property, this fabulous lounge has a chrome gas fire in a polished limestone surround as a focal point, alcoves to either side have wall lights and provide perfect homes for freestanding furniture items. The room benefits from lovely high ceilings and deep skirting boards adding character whilst a tall decorative radiator brings a modern touch. Doors lead to the porch and stairs vestibule.

DINING KITCHEN 12′9″ apx 16′0″ apx




This lovely large country style dining kitchen is located to the rear of the property with a window looking out over the garden and offering far reaching views. The kitchen is fitted with cream gloss wall and base units, solid timber worktops, a one and a half bowl stainless steel sink and drainer with mixer tap over. Cooking facilities comprise a Smeg range cooker with a five burner gas hob and double electric oven with a stainless steel extractor fan over. Integrated appliances include a dishwasher, washing machine and a tall fridge freezer. Grey tile effect viinyl flooring runs underfoot and there are two spotlight bars to the ceiling. A stable style door leads out to the rear garden, a door leads to the stairs vestibule and an opening allows access to the staircase leading down to the basement.

FAMILY ROOM/ BEDROOM FOUR 15'3" apx x 12'7" apx




Located on the lower ground floor/ basement this fabulous versatile room has an antique decorative Victorian cooking range as a focal point. The room is used as a home office and occasional bedroom by the current owners. To one corner sits what was previously an extra WC but is now used for storage; the plumbing is still there if someone would wish to refit the WC. There is grey vinyl flooring underfoot. Large windows and a glazed door allow natural light to flood in and also give access out to the rear garden space.

FIRST FLOOR LANDING 5'5" apx x 13'6" apx

A carpeted staircase ascends to the first floor landing which has a large built in linen cupboard. Doors lead to two bedrooms, the house shower room and the staircase to the attic.

BEDROOM TWO 16'0" apx x 11'11" apx




Simply filled with natural light from two front facing windows offering lovely countryside views, this generous tastefully decorated double bedroom benefits from pale grey fitted wardrobes to one wall and ample space for further items of freestanding bedroom furniture. A door leads to the landing.

BEDROOM THREE 10′4″ apx x 10′3″ apx




This third bedroom is located to the rear of the property with views over the rooftops towards Emley Moor Mast from its window. There is ample space to accommodate freestanding items of bedroom furniture. A door leads to the landing.

HOUSE SHOWER ROOM 5′0″ apx x 10′1″ apx




This beautifully presented contemporary shower room is fitted with a glass double walk in shower enclosure equipped with a rainfall shower with handheld attachment, a dark grey gloss curved wall mounted vanity drawer unit with handwash basin with mixer tap and a low level cistern WC. The walls are partially tiled with large grey tiles and patterned vinyl flooring runs underfoot. An anthracite heated towel radiator and spotlights to the ceiling complete the room. An obscure window with a subtle leaf print design allows natural light to enter and a door leads to the landing.

BEDROOM ONE 14'6" apx x 12'11" apx




This beautifully presented master bedroom is nestled in the eaves with built in cupboards maximising the eaves space for storage and a Velux skylight flooding the room with light. A staircase descends to the first floor and a door leads to the ensuite bathroom.

EN SUITE 6'4" apx x 14'2" apx




This contemporary bathroom is cleverly designed to maximise the space on offer and is fitted with a four piece suite comprising a walk in glass shower enclosure with waterfall shower and handheld attachment, a bath, a vanity unit with drawers and an integrated handwash basin with mixer tap and a low level cistern WC. A dark grey gloss cupboard provides storage for bathroom essentials. The walls are partially tiled with grey tiles and there is patterned vinyl flooring underfoot. A graphite heated towel rail and illuminated mirror complete the room, A Velux skylight allows natural light to enter and a door leads to the bedroom.

EXTERIOR





To the front of the property is a lovely lawned front garden with a patio adjacent to the house, hedges to the perimeter and stone wall with a path leading up to the front door. To the rear of the property is a low maintenance paved rear garden with an outhouse for storing garden equipment. Off road parking could be created here if desired as there is vehicular access to the rear of the property.

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 - Stone

PARKING:
Roadside parking though provision could be made to the rear of the property if desired.

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property during the current vendor's ownership.
There are no known structural defects to the propery.

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.

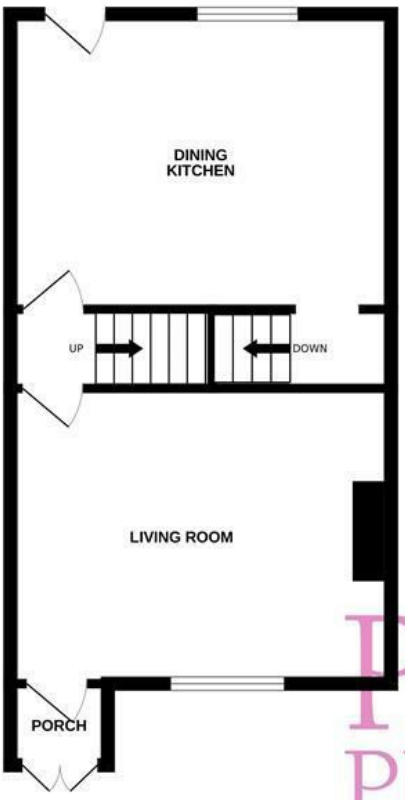
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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.

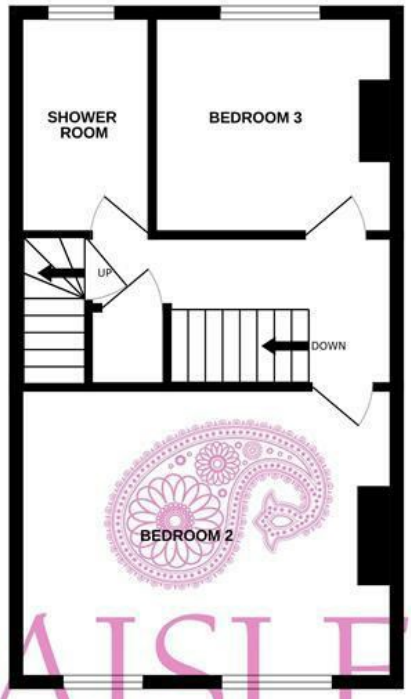
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak 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. *

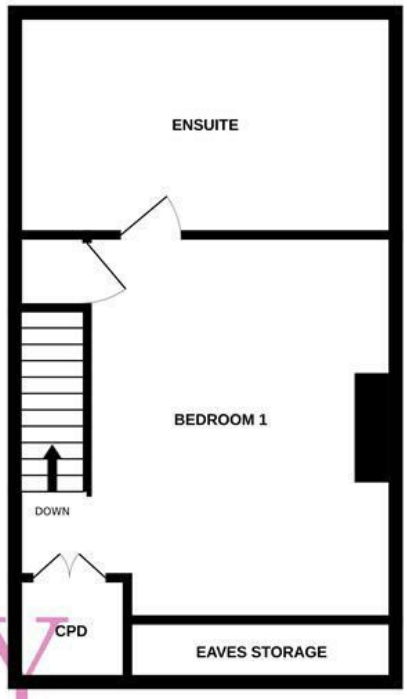
GROUND FLOOR



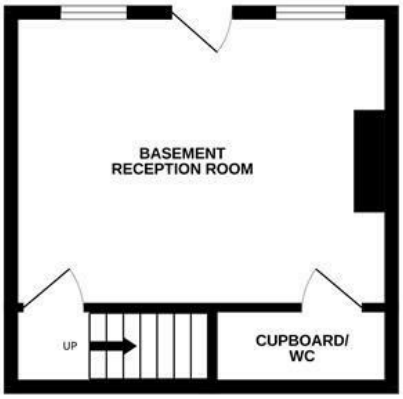
1ST FLOOR



2ND FLOOR

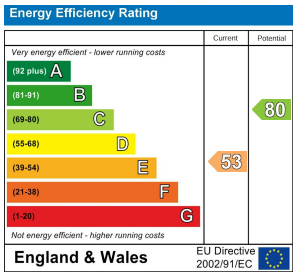


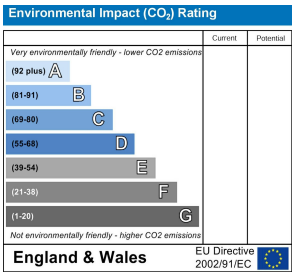
BASEMENT



PAISLEY PROPERTIES

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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