5 Church Close, Shepley HD8 8HD

OFFERS AROUND £230,000















A WELL PRESENTED THREE BEDROOM END TERRACE WITH SPACIOUS ROOM SIZES, DETACHED GARAGE, DRIVEWAY PARKING AND REAR GARDEN NESTLED IN THE HEART OF THE POPULAR VILLAGE OF SHEPLEY.

FREEHOLD / COUNCIL TAX BAND B/ ENERGY RATING C

PAISLEY PROPERTIES

PORCH 5′2″ apx x 5′5″ apx
You enter the property through a part glazed uPVC door into a welcoming porch which has glazing to two sides and a built in curtained cupboard perfect for storing coats and shoes out of sight. A timber door leads through to the entrance hallway.

ENTRANCE HALLWAY 5′1″ apx x 5′2″ apx
A door leads through to the entrance hallway which has a carpeted staircase ascending to the first floor and an angled door leading to the lounge.

LOUNGE 13′10″ apx x 15′0″ apx




Located to the front of the property with a large window looking out to the front garden and filling the room with natural light, this lovely large lounge is neutrally decorated and has ample space for lounge furniture. Doors lead to the entrance hallway and dining kitchen.

DINING KITCHEN 13′10″ apx x 13′5″ apx




Simply flooded with natural light from numerous windows and a set of French doors leading out to the garden, this L-shaped room has a defined kitchen area and separate dining area. The kitchen has sandstone gloss base and wall units with granite effect laminate worktops and upstands and a black single bowl sink with mixer tap. Cooking facilities comprise an induction hob and a hide and slide NEFF oven. Integrated appliances include a dishwasher and a washing machine and there are refuse bins neatly hidden away too. Wood effect laminate flooring runs underfoot and there are spotlights to the ceiling. The dining area has carpet underfoot and ample space for not only a dining table and chairs but also a living area or playroom. A door leads to the lounge.




FIRST FLOOR LANDING 5'3" apx x 7'6" apx
A carpeted staircase with a wooden painted balustrade ascends from the entrance hallway to the first floor landing which has doors leading to the three bedrooms and house bathroom.

BEDROOM ONE 7'7" apx x 14'4" apx




Positioned to the front of the property with a large window looking out to the street, this generous double bedroom beneifts from curtained wardrobes to one wall and has ample space for bedroom furniture. A door leads to the landing.

BEDROOM TWO 8'3" apx x 8'7" apx




This charming second bedroom has a rear facing window overlooking the garden and has ample space to accommodate freestanding items of bedroom furniture. A door leads to the landing.

BEDROOM THREE 5'11" apx x 9'6" apx




With a window looking out to the front of the property, this third bedroom has room for a single bed and associated items of bedroom furniture, it would make the perfect dressing room or home office too. A hatch allows access to the loft which is boarded and has a ladder, light and power, the property's boiler is located up here too. A door leads to the landing.

BATHROOM 5′4″ apx x 5′2″ apx





The bathroom is fitted with a white three piece suite comprising a bath with a thermostatic mixer shower over, a pedestal hand wash basin and a low level WC. White tiles with a blue border adorn the walls and there is wood effect vinyl flooring underfoot. An obscure window allows natural light to enter and a sliding door leads to the landing.

GARDENS, FRONT & GARAGE





To the front of the property is a drive leading to a parking space in front of the property's single garage. There is an area of grass which could be used as further parking and a low maintenance front garden. A path leads down the side of the property to the rear garden which is of a good size. To the bottom of the garden is a patio area perfect for garden furniture and al fresco dining. The rest is laid to lawn with a path around the edge leading to a another paved area and a set of steps which lead up to the French doors allowing access to the dining kitchen.

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 brick and block

PARKING:
Garage & Driveway

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

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 1000 Mbps

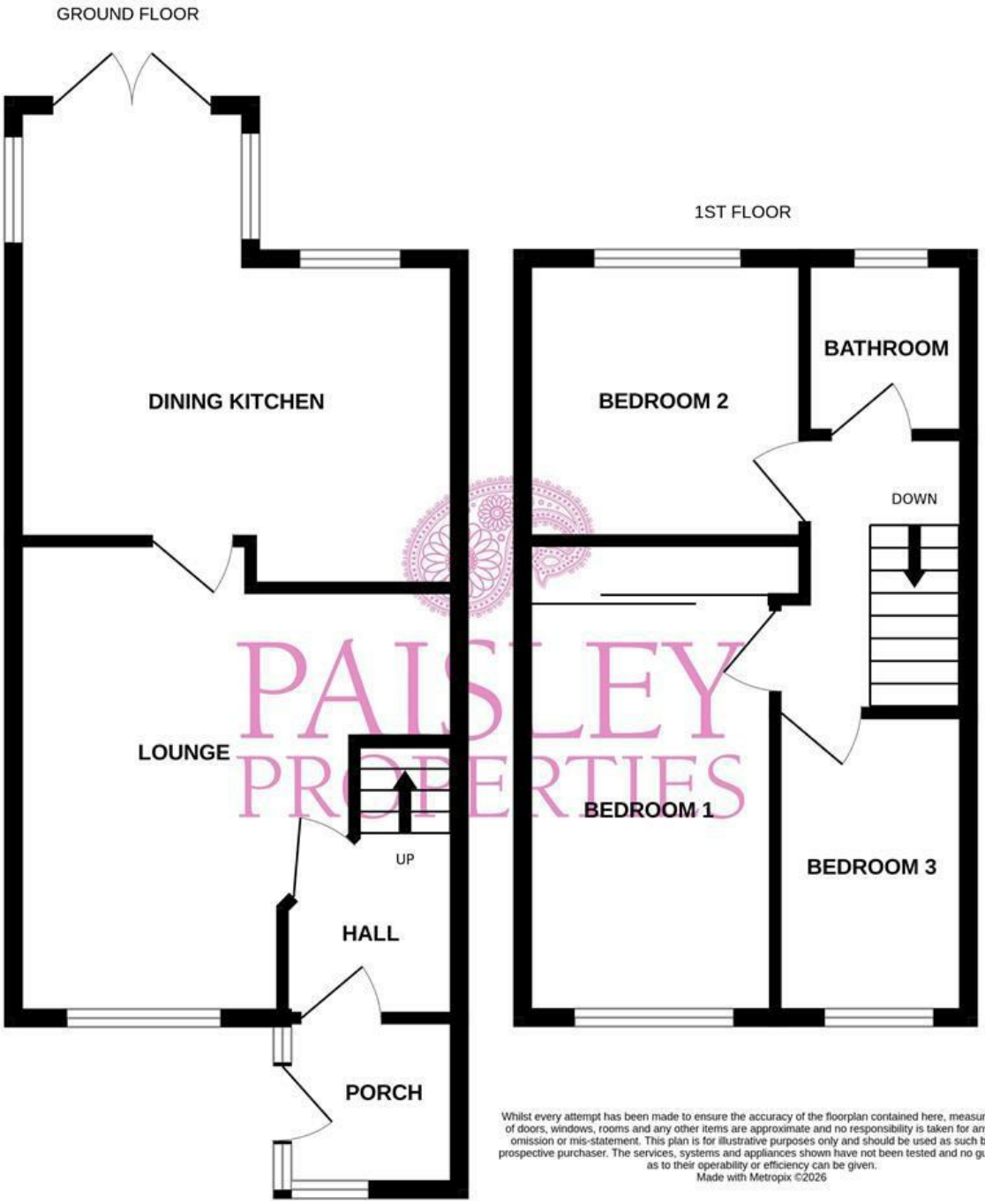
ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENTS NOTES:
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not 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.

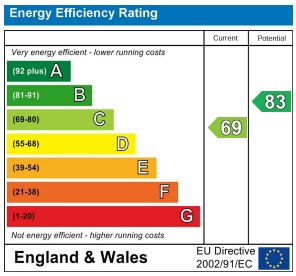
PAISLEY PROPERTIES
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

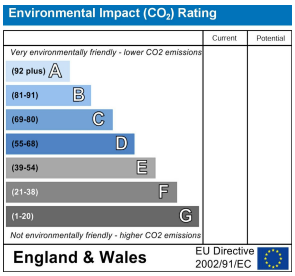
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak 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.
Made with Metropix ©2026





www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160