34 Far Bank, Shelley HD8 8HS

OFFERS AROUND £290,000

THIS CHARACTERFUL THREE BEDROOM MID TERRACE PROPERTY IS WELL PRESENTED AND OFFERS SPACIOUS ROOM SIZES THROUGHOUT AND ENJOYS FAR REACHING COUNTRYSIDE VIEWS FROM ITS WINDOWS. IT BOASTS A REAR DECKED GARDEN WITH A SUMMER HOUSE, SPACE FOR A HOT TUB AND ON STREET PARKING TO THE FRONT.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY PROPERTIES

PORCH 4'7" apx x 8'2" apx

You enter the property through a timber door into the porch which has ample space to remove outdoor wear on arrival and practical quarry tiles underfoot. Two small glazed side facing windows allow natural light in and an arched glazed panel looks into the living room. A timber door leads into the living room.

LIVING ROOM 20'11" apx x 17'9" apx

Simply bursting with character having exposed stonework and beams this lovely living room has an electric log style burner in an inglenook fireplace as a focal point. Practical wood effect laminate flooring runs underfoot. There is ample space for both lounge and dining furniture. A carpeted staircase with a glass and oak balustrade ascends to the first floor. An archway leads to a storage alcove under the stairs which is large enough to use as a study space. Two front facing windows allow natural light to flood in and a stone edged doorway leads to the kitchen.

KITCHEN 11′7″ apx x 13′6″ apx

Located to the rear of the property and having a large window looking out to the garden is this gorgeous country style kitchen which is fitted with grey base and wall units, timber worktops, tiled splashbacks and a single bowl ceramic sink and drainer with mixer tap. Cooking facilities comprise a dual fuel range cooker with an extractor fan over. There are spaces for an American style fridge freezer and plumbing for a washing machine. A breakfast bar to one wall provides an informal dining solution. An archway to one corner leads to a pantry space where there is space for a tumble dryer. Spotlights to the ceiling and tiled flooring complete the room. A part glazed composite door leads out to the garden and a doorway leads to the living room.

FIRST FLOOR LANDING 6′0″ apx x 13′5″ apx

A carpeted staircase with a glass and oak balustrade ascends to the first floor landing which again is just bursting with character having exposed stone walls, beams, wall lights and a rear facing window allowing natural light to enter. Doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 13′6″ apx x 9′3″ to wardrobes

Light and airy courtesy of two windows which look out to the rear garden, this lovely master bedroom benefits from built-in wardrobes to one wall and has ample space for further items of bedroom furniture. There are beams to the ceiling and wall lights illuminate the room well. A door leads to the landing.

BEDROOM TWO 11′8″ apx x 10′4″ apx

With characterful beams to the ceiling and lovely far reaching views from its window, this fabulous second bedroom has ample space for freestanding bedroom furniture. A door leads to the landing.

BEDROOM THREE 10′4″ apx x 10′3″ apx

Once again, enjoying far reaching views from its front facing window, this charming third double bedroom has beams to the ceiling, rustic plastered walls and wall lights. There is space to accommodate freestanding bedroom furniture. A door leads to the landing.

SEPARATE WC 3′0″ apx x 6′3″ apx

This practical separate WC is fitted with a small wall mounted hand wash basin and a low level WC. Dark grey wood effect vinyl flooring runs underfoot. A side facing window allows natural light to enter and a door leads to the landing.

BATHROOM 7′0″ apx x 6′5″ apx

This contemporary bathroom is fitted with a two piece white suite comprising a pedestal handwash basin and a bath with a mixer shower over and protective glass screen. The walls are partially tiled and dark grey vinyl flooring runs underfoot. There are built in cupboards to one wall providing storage for bathroom essentials. An obscure window allows natural light to enter and a door leads to the landing.

EXTERIOR

The property sits elevated from the roadside with a low maintenance paved garden planted with attractive shrubs and the most wonderful wisteria growing over the porch. To the rear sits an enclosed garden space which has been fitted with composite decking, space for a hot tub (available by separate negotiation) and a large summer house which has light and power. A path leads down the side of the garden and along the back of the neighbouring properties out to the roadside (School Terrace).

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:
On Street Parking

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 10 000 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 has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

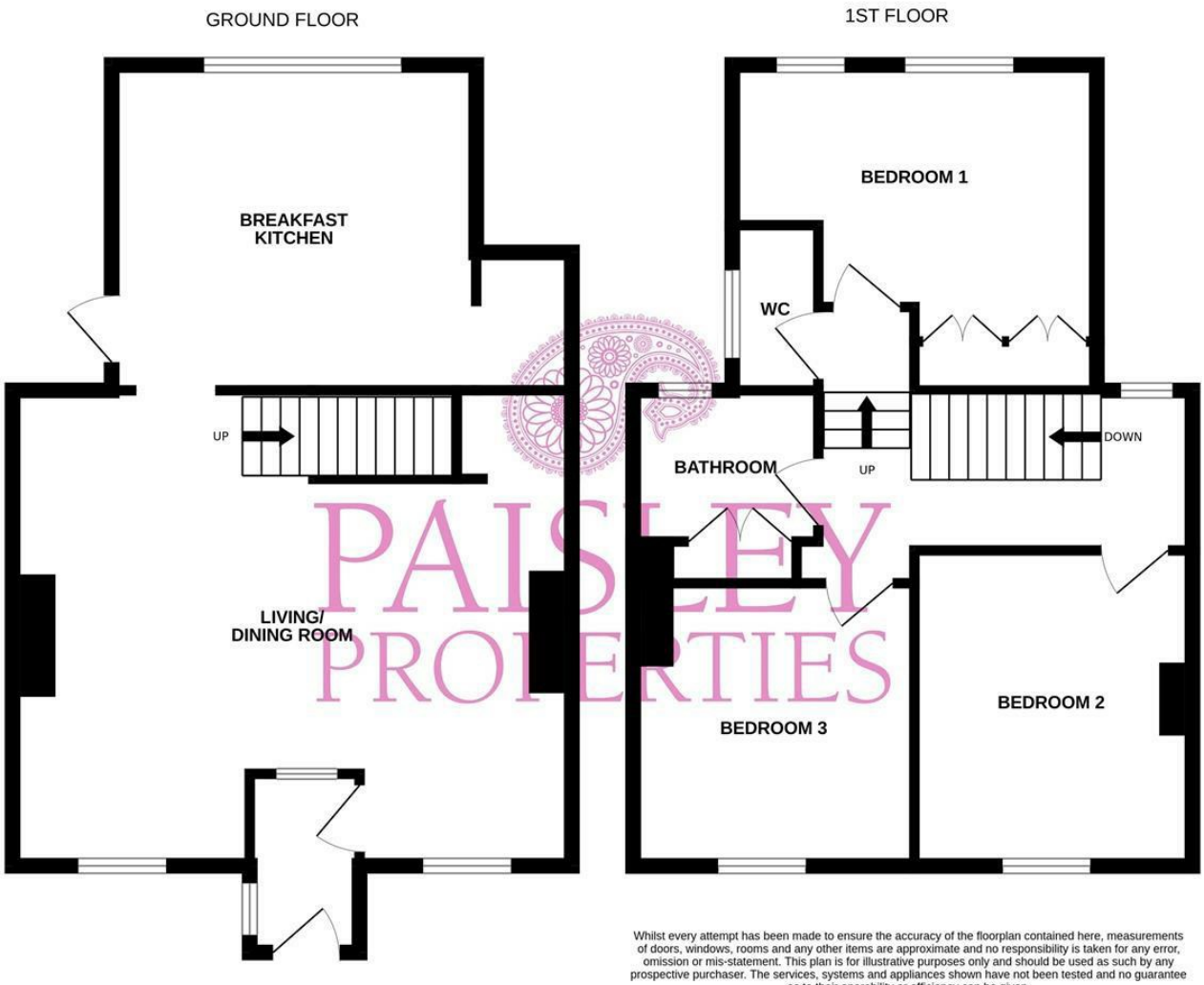
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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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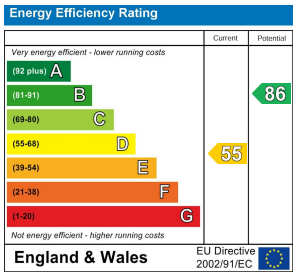

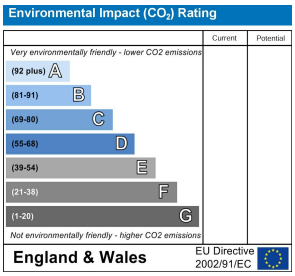

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