

2 East View,
Shelley HD8 8LL

OFFERS AROUND
£250,000



THIS FANTASTIC TWO DOUBLE BEDROOM CHARACTER COTTAGE HAS FRONT AND REAR GARDENS, DOUBLE DRIVE AND LARGE GARAGE.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a composite door into this welcoming entrance hallway which provides space to remove and store coats and shoes and has laminate wood effect floor underfoot. Stairs ascend to the first floor and a door leads to the lounge.



LOUNGE 13'6" apx x 12'11" apx

This attractive lounge is packed with all the character one would expect from a Yorkshire cottage, exposed ceiling beams, a fireplace with gas stove and timber mantle which sits within the chimney breast and deep alcoves either side. Underneath the stairs there is further space for free standing furniture. The room enjoys glazed patio doors which open onto the front stone flagged patio and allow natural light into the room. Doors lead to the entrance hall and dining kitchen.

(measurements extend to 4.95 apx under the stairs)



DINING KITCHEN 14'6" max x 13'4" max

Flooded with natural light courtesy of the three dual aspect windows and part glazed rear door this spacious dining kitchen is the perfect place for family dining or entertaining friends. The kitchen is fitted with cream gloss wall and base units, wood effect work surfaces and upstairs, and a one and a half bowl stainless steel sink and drained with mixer tap. There is an integrated electric oven, five ring gas hob with wok burner, extractor fan and integrated dishwasher. There is space for a freestanding fridge freezer and washing machine. The room can comfortably accommodate a table and chairs, has spot lighting, laminate wood effect flooring and internal doors leading to the store cupboard and lounge.



STORAGE CUPBOARD

A handy store cupboard ideal for household items such as ironing board and Hoover.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing where there is a ceiling hatch providing access to the loft space. A rear facing window looks out over the garden and doors lead to the two bedrooms and bathroom.



BEDROOM ONE 16'4" max into alcove x 9'9" apx

This impressive king size bedroom not only offers an abundance of space for freestanding bedroom furniture but also benefits from a useful built in storage cupboard. Two front facing windows provide fabulous views of the garden and out over the neighbouring countryside and a door leads to the landing.

Maximum measurement is into the alcove.



BEDROOM TWO 10'5" apx x 9'9" apx

A second generously sized king bedroom, this room is positioned to the rear of the property with a window overlooking the garden. The room is neutrally decorated and has a door leading to the landing.



BATHROOM 9'8" max x 7'0" apx

Comprising of a four piece white suite including bath with mixer table, separate shower cubicle with mains fed shower, hand wash basin with mixer tap which sits upon a vanity unit and a low level W.C. The bathroom also benefits from PVC panelling around the wet areas. There is a chrome heated towel rail, attractive vinyl flooring and a door which leads to the landing. Maximum measurement is into the door.



FRONT GARDEN

The gorgeous stone cottage sits behind a long lawned garden with mature shrub borders and a pretty stone flagged patio. There is a right of access to the front of the property from both the left and right.



DRIVE AND GARAGE

Boasting a double width driveway and one and a half sized detached garage with electric up and over door, light and power. This property is unique with the amount of outdoor space it offers. The garage provides space for parking a vehicle or would alternative make a superb home gym/work space or alike if required. There is a window and pedestrian door which leads to the garden.



REAR GARDEN

The fully enclosed rear garden can be accessed either via a garden gate or from the dining kitchen. There is a good sized lawn, patio which is ideal for outdoor furniture and stocked flower bed borders.





VIEW/SURROUNDINGS



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

We 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.

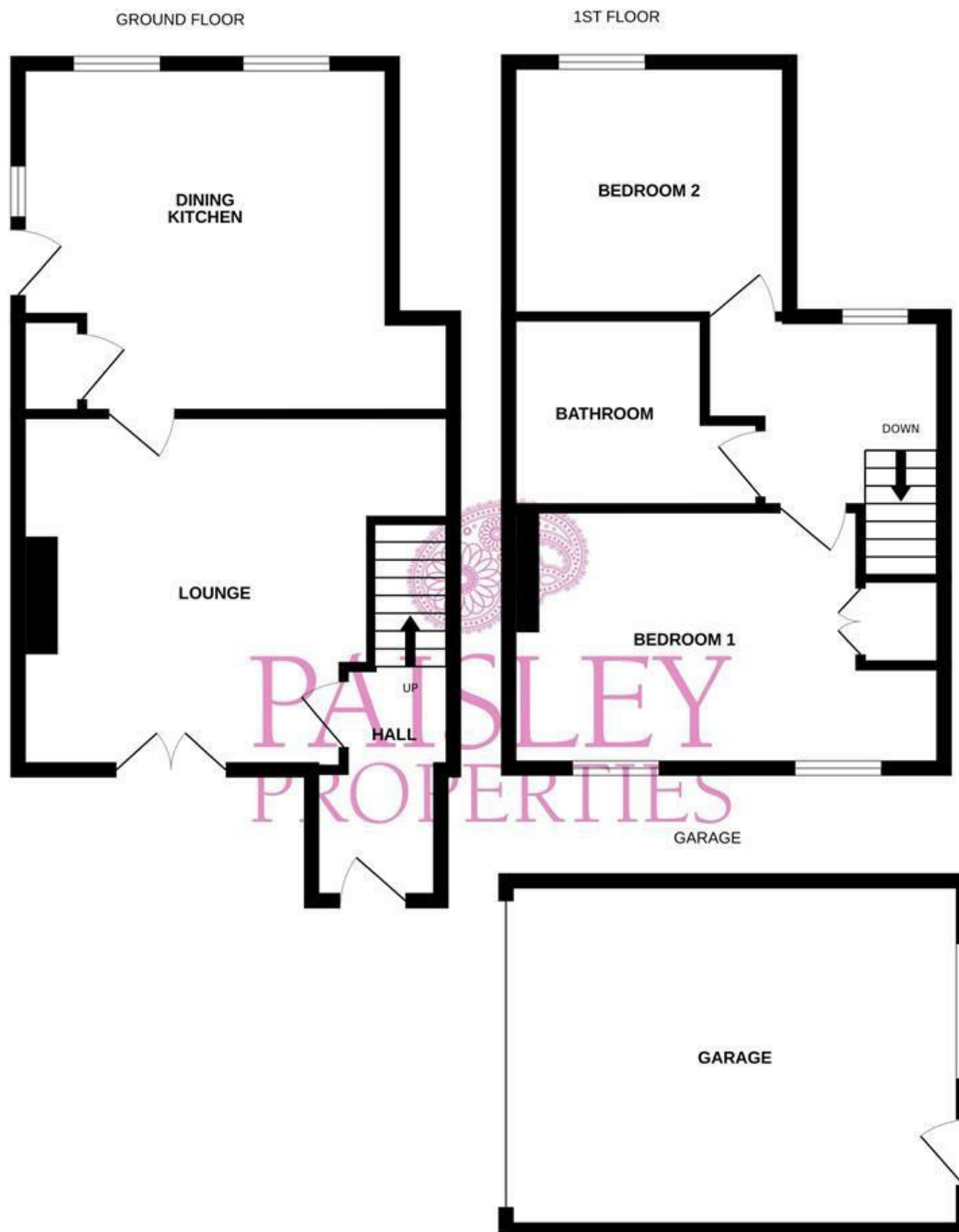
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Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage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

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	88
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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