

83 Stocks Way,
Shepley HD8 8DL

OFFERS AROUND
£300,000



****NO CHAIN!**** LOCATED IN THE CHARMING VILLAGE OF SHEPLEY, THIS SUPERB FOUR BEDROOM SEMI DETACHED PROPERTY BOASTS SPACIOUS OPEN PLAN LIVING ACCOMMODATION, MODERN FIXTURES AND FITTINGS, FRONT AND REAR GARDENS AND INTEGRAL SINGLE GARAGE.
ENERGY RATING: TBC
FREEHOLD

PAISLEY
PROPERTIES

Having been lovingly looked after for over 50 years, this beautifully presented family home is ready to move into and briefly comprises:- welcoming entrance hallway, handy downstairs W.C utilising the under-stairs space, good sized living room, separate dining area, modern kitchen, four generously sized first floor bedrooms and contemporary four piece house bathroom. To the front of the property there is a lawned garden, large block paved driveway and integral single garage and to the rear of the property there is a beautiful enclosed garden with a large shed, greenhouse, patio, lawn and decked area. The property is located in the popular village of Shepley which has a good selection of amenities in the centre including shops, village pub, salons, well regarded schools and local train station providing excellent commuter links to Huddersfield, Barnsley and Sheffield.

ENTRANCE HALLWAY 5'10" max x 15'3" max

You enter the property through a part glazed uPVC door into this practical entrance hallway which has space to remove your coats and shoes on arrival. There is room for freestanding furniture if required and doors lead to the living room, kitchen, downstairs WC and useful under-stairs cupboard. A spindled staircase ascends to the first floor landing.

DOWNSTAIRS WC 4'5" max x 2'6" max

Neatly utilising the under-stairs space, this handy cloakroom is fitted with a low level WC and wall mounted hand wash basin. The walls are partially tiled with a decorative tiled border, there is vinyl flooring and a door leads back to the entrance hallway.



LOUNGE 15'4" max x 12'0" max

Bursting with natural light, this spectacular living room really is the heart of the home and is the perfect place to sit and relax with loved ones. There is ample space for freestanding furniture and a striking electric fireplace with decorative fire surround creates a great focal point. A large front facing window fills the room with light and characterful features include coving and a lovely ceiling rose. A partial wall separates the living area from the dining room creating a slight open plan feel and a door leads to the entrance hallway.



DINING ROOM 7'11" max x 12'0" max

Situated off the living room, this wonderful formal dining area has lots of space to house a family dining table and chairs and has patio doors which open onto the rear garden. There is neutral decor and a door leads to the kitchen.



KITCHEN 7'11" max x 14'6" max

Positioned to the rear of the property, this fabulous kitchen has been updated over the years and is fitted with a range of cream gloss wall and base units, contrasting granite work surfaces with matching up-stands, blue tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor fan over and there is space/plumbing for a washing machine, tumble drier and dishwasher. Two rear facing windows provide a pleasant outlook over the garden, there is practical solid merbau flooring underfoot and doors lead to the entrance hallway, dining room and garage. An external door leads out to the side.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has doors to the four bedrooms and house bathroom. There is a useful cupboard to one side and a loft hatch provides access into the loft space.



BEDROOM ONE 10'2" (excl wbes) x 11'11" max

Situated to the front of the property, this very generous double bedroom has ample space for furniture and includes a bank of fitted wardrobes to one wall. There is laminate flooring and a door leads to the landing.



BEDROOM TWO 14'5" max x 10'1" max

Another brilliant sized double bedroom also benefiting from fitted wardrobes and still having plenty of space to accommodate large bedroom items. A front facing window overlooks the quiet street and a door leads to the landing.



BEDROOM THREE 11'7" max x 10'5" max

Located to the rear of the property with lovely views over the garden from its window, this bright and airy double bedroom has a range of fitted wardrobes to one wall and an abundance of space for furniture. A door leads to the landing.



BEDROOM FOUR 8'5" max x 13'8" max

Currently used as an office/study, this versatile space can accommodate a double bed if required or could alternatively make a great hobby room, child's room or games room. There are dual aspect windows to the side and rear, laminate flooring and a door leads to the landing.



HOUSE BATHROOM 7'7" max x 5'4" max

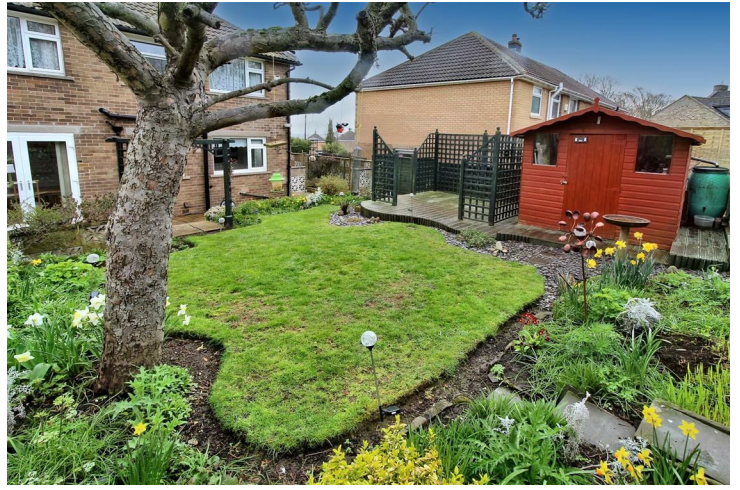
This contemporary house bathroom is fitted with a four piece white suite comprising of a double shower cubicle, bath with shower attachment, corner low level WC and wall mounted hand wash basin. The room is fully tiled with black and white wall tiles, there is solid oak flooring underfoot and spot lights to the ceiling. A rear facing obscure glazed window floods the room with light and a door leads to the landing.



REAR GARDEN

To the rear of the property there is a beautiful enclosed garden which includes many different features including a lawned garden with flowerbed borders, shrubs and trees, decked seating area, large shed, greenhouse and stone patio which adjoins the property allowing for al-fresco dining. To the side there is a further patio area which is ideal for storing bins or having as a BBQ/seating area and a timber gate provides access to the front.





FRONT, GARAGE AND PARKING

To the front of the property there is a lawned garden surrounded by flowerbeds and shrubs and a block paved driveway providing off road parking for multiple vehicles. The drive sits in front of an integral single garage which has an up and over door, power and light.



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.

PAISLEY MORTGAGES

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

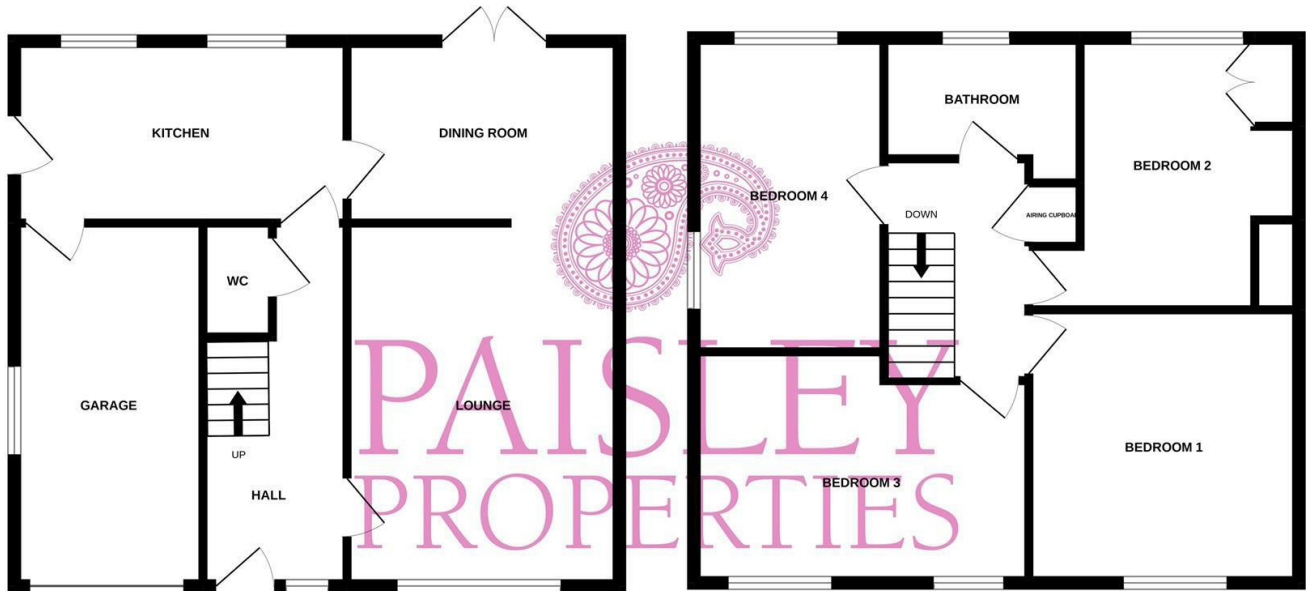
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

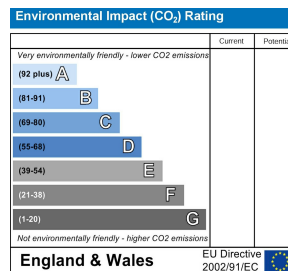
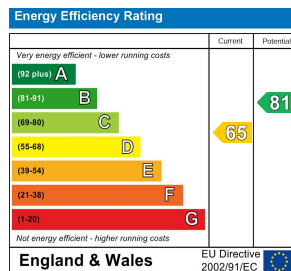
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

GROUND FLOOR

1ST FLOOR



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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