

56 Park Avenue,
Shelley HD8 8JY

OFFERS AROUND
£220,000



THIS WELL PRESENTED TWO BEDROOM PROPERTY WOULD APPEAL TO FIRST TIME BUYERS AND DOWNSIZERS ALIKE OFFERING GOOD SIZED ACCOMMODATION, DRIVEWAY PARKING AND AN ATTRACTIVE PRIVATE REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'9" apx x 4'9" apx

You enter the property through a part glazed timber door into a welcoming entrance hallway which has space to remove and store outdoor clothing on arrival. Practical beech effect laminate flooring runs under foot. A carpeted staircase ascends to the first floor landing and a door leads to the lounge.

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



Located to the front of the property with a window looking out to the street, this tastefully decorated lounge has a gas fire in a modern white surround with a black polished hearth as a focal point and ample space to accommodate lounge furniture. Wall lights and a central light fitting illuminate the room beautifully. Doors lead to the dining kitchen and entrance hallway.

DINING KITCHEN 14'7" apx x 8'3" apx



Situated to the rear of the property and simply filled with natural light courtesy of a window and a sliding patio door giving access to the garden, this modern dining kitchen is fitted with gloss white base and wall units, timber effect worktops, white tiled splashbacks and a single bowl stainless steel sink and drainer. Cooking facilities comprise a gas hob with a stainless steel extractor fan over and an electric oven. A freestanding tall fridge freezer is neatly concealed in one of the cupboards and there is space and plumbing for a washing machine alongside an integrated slimline dishwasher. The dining area has ample space to accommodate a good sized table and a generous understairs cupboard provides storage for household items or a tumble dryer as it has light and power. Grey vinyl flooring runs underfoot. A door leads to the lounge.



FIRST FLOOR LANDING 5'10" apx x 5'6" apx

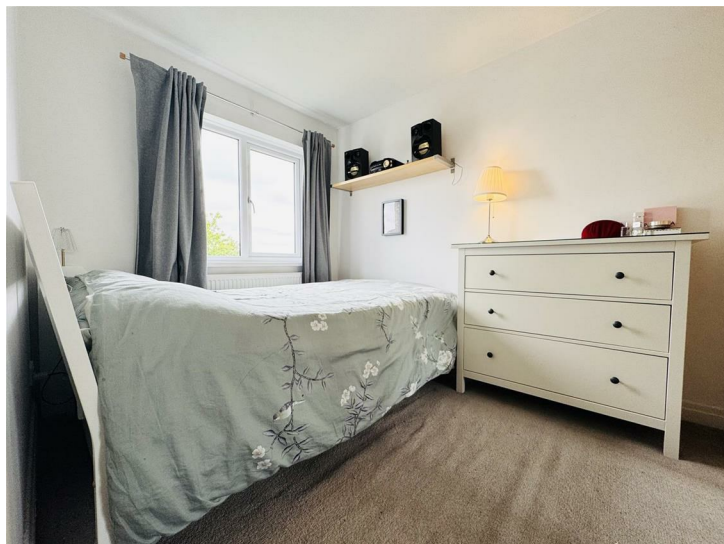
A carpeted staircase with a white painted balustrade ascends to the first floor landing which has a hatch allowing access to the loft and doors leading to the two bedrooms and house bathroom.

BEDROOM ONE 14'7" apx x 10'6" apx



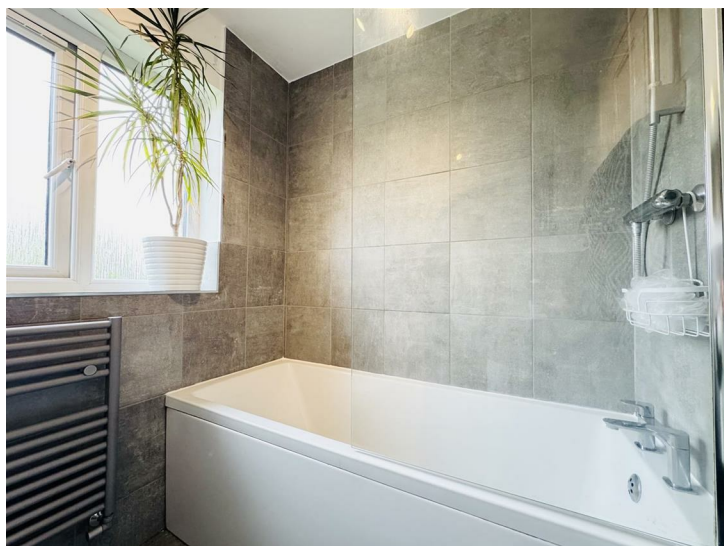
Positioned to the front of the property and flooded with natural light from two front facing windows, this lovely large double bedroom is neutrally decorated with carpet under foot. A door leads to landing.

BEDROOM TWO 8'5" x 9'6" max (excl wardrobe)



This second neutrally decorated double bedroom can be found to the rear of the property with views over the garden from its window. It benefits from beech effect mirror sliding wardrobes to one wall. A door leads to the landing.

HOUSE BATHROOM 6'8" apx x 5'6" apx



This contemporary bathroom is fitted with a white three-piece suite comprising a bath with a thermostatic shower over and protective glass screen, a pedestal hand wash basin with mixer tap and a low-level WC. The room is partially tiled with grey concrete effect tiles which also run under foot. A mirror cabinet over the wash basin, a grey heated towel radiator and a central spotlight fitting complete the room. An obscure window allows natural light to enter and a door leads to the landing.

REAR GARDEN

Accessed via a sliding patio door from the dining kitchen is the most beautiful tranquil garden space which has an elevated patio area adjacent to the house and steps down to a lawn area which has mature shrubs and trees to the perimeter. At the bottom of the garden sits a shed which offers storage for garden items. A gate in the fence allows access to the footpath behind which in turn leads out to the road.

FRONT & PARKING

To the front of the property is a long driveway which provides parking for two vehicles.

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 - STONE

PARKING:
Driveway

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 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.

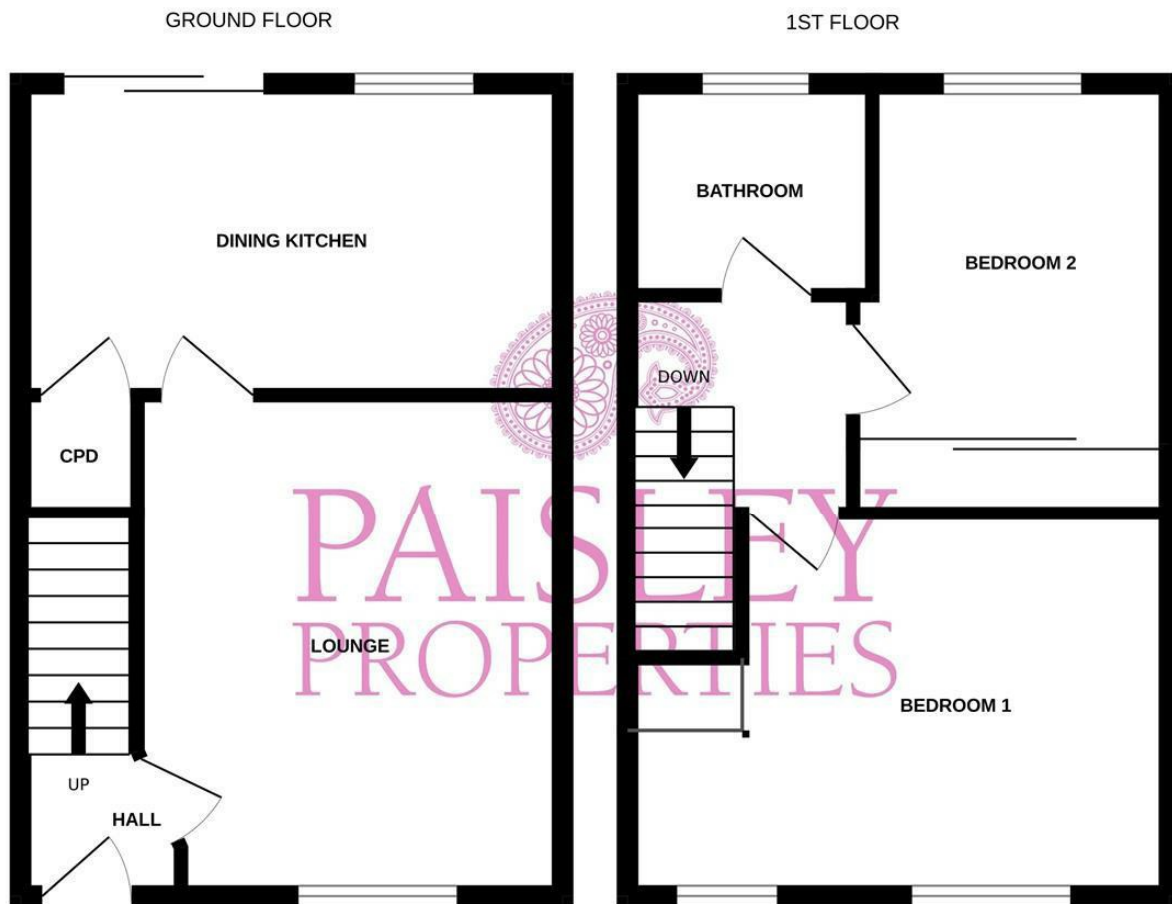
PAISLEY PROPERTIES

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.

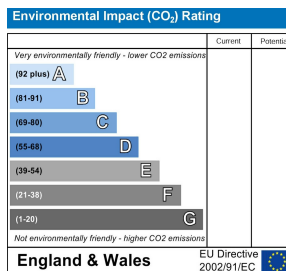
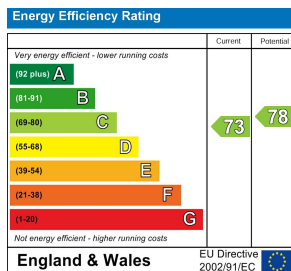
PAISLEY MORTGAGES

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. *



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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