

33 Abbey Road,  
Shepley HD8 8EP

OFFERS OVER  
£300,000



THIS TWO BEDROOM TRUE BUNGALOW SITS ON A GENEROUS PLOT WITH  
AMPLE PARKING AND A SINGLE DETACHED GARAGE.

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

PAISLEY  
PROPERTIES



### **ENTRANCE HALL 12'9" max x 8'4" max**



You enter the property through a part glazed uPVC door into this central L shaped hallway. Here there is space to remove outdoor coats and shoes, a dado rail adds a point of interest and a ceiling hatch with pull down ladder gives access to the good sized boarded loft space. The property's central heating boiler is discreetly housed up here. Doors lead through to the lounge, two bedrooms and wet room.

### **LOUNGE 13'11" max x 12'9" apx**



This spacious lounge enjoys a lovely outlook over the garden and fields beyond from the large curved bay window and an additional side facing window lets in further natural light. There is a gas coal effect fireplace with attractive surround which creates a focal point to the room alongside coving and a dado rail. Shallow alcoves either side of the chimney breast provide ideal spaces for free standing furniture and the room offers plenty of space for sofas and chairs. Doors lead through to the hall and breakfast kitchen.



### **BREAKFAST KITCHEN 16'2" apx x 7'10" apx**



Fitted with quality wood wall and base units, roll top work surfaces, tiled splash backs and a one and a half bowl sink and drainer with mixer tap, this charming breakfast kitchen has a double oven, four ring gas hob, concealed extractor fan, integrated fridge freezer and space for a washing machine. To one end of the room there is space to accommodate a table and chairs, there is a rear facing window overlooking the garden, a second side facing window, strip lighting, coving, dado rail and tiled flooring. A sliding glazed door opens to the conservatory and a timber door leads to the lounge.

### **CONSERVATORY 8'7" apx x 7'1" apx**



A wonderful addition to the property, this conservatory provides versatile extra living space and allows you to enjoy the garden from within, having glazing to three sides. There is tiled flooring, an external door which gives access to the patio and the sliding doors lead to the kitchen.



## BEDROOM ONE 12'11" inc wardrobes x 12'5" apx



This generously sized double bedroom has an abundance of fitted storage including wardrobes, overhead cupboards, bedside tables and a dressing table. A picture rail adds a nice feature to the room and a front facing window offers fantastic open views. A door leads to the hall.





**BEDROOM TWO 11'4" apx x 5'10" apx**



Positioned to the rear of the property is this second double bedroom. There is space for freestanding furniture and a window looks over the mature garden. A door leads to the hall.



### **WET ROOM 7'8" apx x 5'10" apx**



Fully tiled in attractive wall tiles and with practical quality vinyl flooring, this wet room is fitted with a shower, pedestal hand wash basin with mixer tap and low level W.C. There is an obscure glazed rear facing window and a door which leads to the hall.

### **FRONT GARDEN**



Having such pretty curb appeal, the property sits behind a lovely sizeable front garden with level lawn and well stocked borders which are full of flowers and shrubs. There is a path leading to the front door and gates either side of the bungalow provide access to the rear garden.



## DRIVE, GARAGE AND WORKSHOP



A gated driveway allows off road parking for multiple vehicles and leads up to a single garage which has an up and over door, light, power and water. There is a door leading to a rear workshop area and a pedestrian door out into the garden. The drive also forks allowing space to turn or park a vehicle to the side.

## REAR GARDEN



Comprising of two patio areas, perfect for outdoor furniture, a raised lawn, mature beds, and a greenhouse, this garden is fully enclosed and private. There is space down the side of the bungalow for sheds/storage.





## **'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 C

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage and Driveway

RIGHTS AND RESTRICTIONS:  
None

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 1000mbps

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

## **'Agent Notes'**

AGENT 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'**

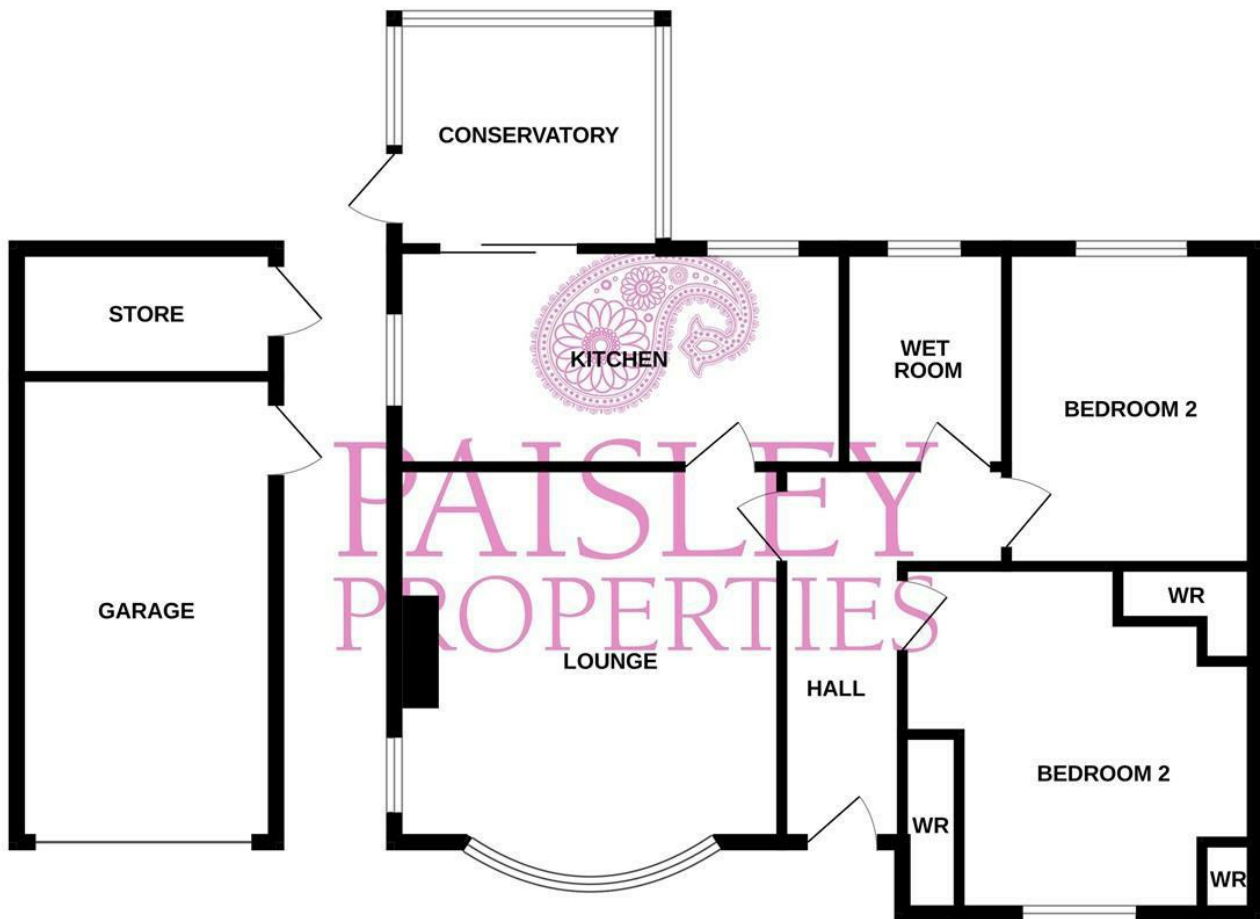
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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

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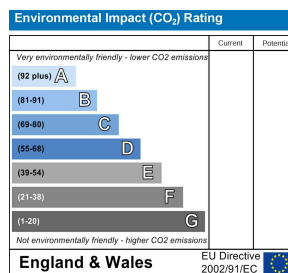
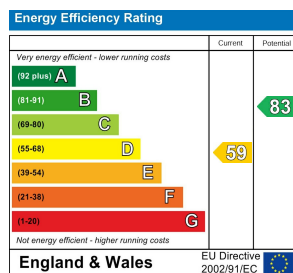
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto: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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