

31 Shelley Lane,
Kirkburton HD8 0SW

OFFERS AROUND
£260,000



**** NO ONWARD CHAIN**** THIS WELL PRESENTED EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY SITS ON A CORNER PLOT WITH OPEN ASPECT TO THE FRONT. IT BENEFITS FROM AN OPEN PLAN LOUNGE, DINING ROOM, MODERN KITCHEN AND THREE GOOD SIZED BEDROOMS. EXTERNALLY THERE IS A LOW MAINTENANCE WRAP AROUND GARDEN AND DRIVEWAY PARKING. FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 5'11" x 12'2" max

You enter the property through a composite door into a welcoming hallway which has ample space to remove outdoor clothing and shoes on arrival and a fabulous understairs cupboard to hide them neatly out of sight. A side facing window allows natural light to enter and a carpeted staircase leads to the first floor landing. A door leads to the lounge.

LOUNGE 14'11" x 10'10" max

Positioned to the front of the property with far reaching countryside views from its window, this spacious lounge has an opening in the chimney breast which has decorative logs creating a lovely focal point in the room. The room is neutrally decorated with wall lights to the alcoves either side of the chimney breast. A brick edged wide archway opens to the dining room and a door leads to the entrance hallway.



DINING ROOM 10'11" x 12'5" max

Nestled towards the rear of the property with a window offering views of the rear garden, this good sized stylishly presented dining room has an open fire in a grey painted surround with a dark brown tiled hearth as a focal point. The alcoves to either side of the chimney breast have fitted storage cupboards and shelving. There is space to accommodate a good sized dining table. A door leads to the kitchen and a wide brick edged opening leads to the lounge.



KITCHEN 6'11" x 10'10" max

Recently updated by the present owners, this contemporary kitchen is fitted with teal base and wall units, wood effect square edge laminate worktops, grey metro tiled splashbacks and a stainless steel one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise of a gas hob with a stainless steel canopy extractor fan over and an electric oven and there is a tall integrated fridge freezer and space and plumbing for a washing machine. A side facing window allows natural light to flood in. Oak effect laminate flooring runs underfoot and a striplight to the ceiling completes the room. Doors lead to the dining room and the rear porch.



REAR PORCH 6'0" x 3'6" max

This fantastic space is a great addition when using the rear door to the property as it offers space to remove and store outdoor clothing. Doors lead to the two storage areas, the downstairs W.C and kitchen.

DOWNSTAIRS WC 3'6" x 4'0" max

This practical downstairs W.C. is fitted with a wall mounted hand wash basin and a low level W.C.. This room also houses the property's central heating boiler which was installed in December 2022. A door leads to the rear porch.



STORAGE ROOMS 7'5" x 6'0"

Handily located off the rear porch are what would have originally been outbuildings for the property but they have now been incorporated within the house itself and offer fantastic storage opportunities. The larger of the two rooms could potentially be transformed into a utility room if desired. Doors lead into the rear porch.

**FIRST FLOOR LANDING 6'7" x 6'10" max**

Flooded with natural light from a side facing window on the staircase, this spacious landing has a hatch allowing access to the loft and doors leading to the three bedrooms and house bathroom.

BEDROOM ONE 14'5" x 10'11" max

This generous double bedroom can be found to the front of the property with a window offering pretty countryside views. There is a built in wardrobe to one of the alcoves and there is space to accommodate further items of bedroom furniture. The room is neutrally decorated and has a door leading to the landing.



BEDROOM TWO 10'9" x 11'7" max

Located towards the rear of the property this charming neutrally decorated double bedroom has a window overlooking the garden and benefits from a built in wardrobe within an alcove; there is further space to accommodate items of bedroom furniture. A door leads to the landing.



BEDROOM THREE 7'10" x 9'4" max

This third bedroom has a front facing window and is used as a home office by the current owners, but could easily accommodate a single bed and associated items of furniture. A curtained alcove offers some storage. A door leads to the landing.



BATHROOM 6'5" x 6'11" max

This contemporary bathroom is fitted with a white three piece suite comprising a vanity cupboard with an integral wash basin with mixer tap and a cupboard underneath, a P shaped bath with a shower mixer tap and a low level toilet. The room is partially tiled with beige tiles with a decorative border and there is wood effect vinyl flooring underfoot. Spotlights to the ceiling and a chrome heated towel rail completes the room. An obscure window allows light to flood in and a door leads to the landing.



EXTERIOR

The property sits on a generous corner plot with lawned front and side gardens and a low maintenance paved garden to the rear. A driveway to the front of the property allows parking for multiple 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

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alternations 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 effected the property throughout our vendors ownership.

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.

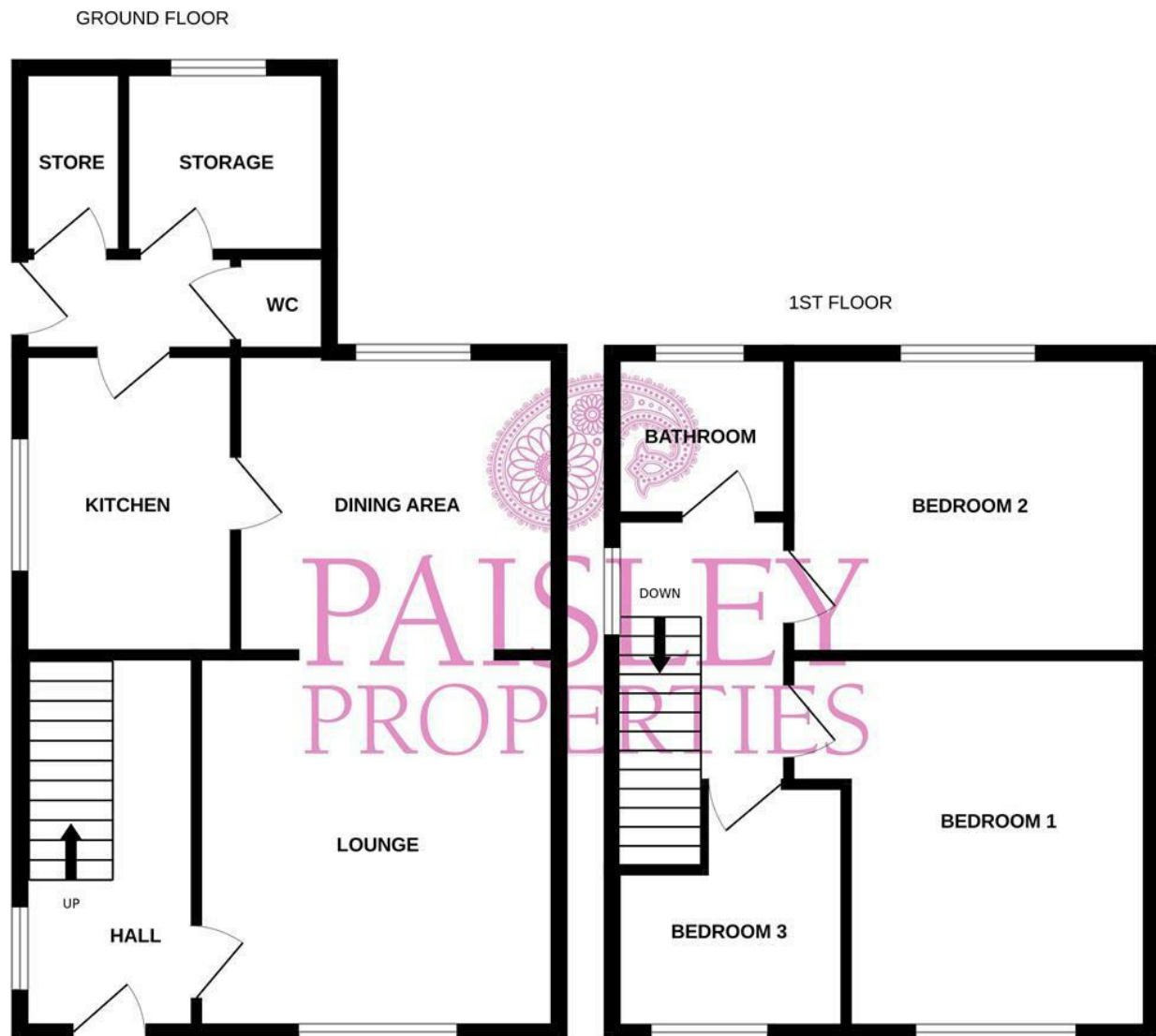
PAISLEY MORTGAGES

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.

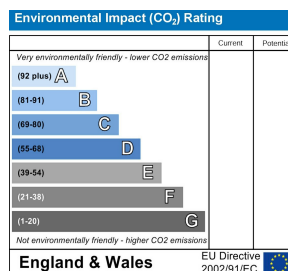
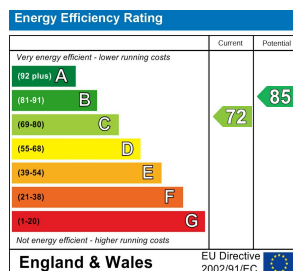
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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