16 Elder Mews,
Shelley HD8 8JU

OFFERS AROUND
£250,000

NICELY TUCKED AWAY ON A POPULAR RESIDENTIAL CUL-DE-SAC, THIS WELL PRESENTED THREE BEDROOM MEWS PROPERTY BOASTS MODERN FIXTURES AND FITTINGS, BEAUTIFUL ENCLOSED REAR GARDEN, DRIVEWAY AND INTEGRAL SINGLE GARAGE.

FREEHOLD / ENERGY RATING C / COUNCIL TAX BAND C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3'4" x 3'4" max
You enter the property through a part glazed uPVC door into this handy entrance hallway which has lots of space to remove and store your coats and shoes on arrival. A door opens to the lounge.

LOUNGE 11'6" max x 18'9" max

This bright and airy living room has ample space for freestanding furniture and benefits from an attractive fireplace creating a great focal point. A large bay window floods the room with light and there is solid wood flooring. A staircase with painted wood balustrade ascends to the first floor landing. A door leads to the entrance hallway and an opening leads through to the kitchen.

KITCHEN 11'6" max x 8'1" max

Located to the rear of the property with a window looking out to the garden, the kitchen is fitted with a range of light grey wall and base units, wood effect laminate work surfaces, white brick effect tiled splash backs and a sink and drainer with mixer tap over. There is an array of integrated appliances including an electric oven, microwave, four ring induction hob, tall fridge freezer and dishwasher. Tiled flooring completes the room. An external door opens onto the garden and a doorway leads to the lounge.

FIRST FLOOR LANDING 2'9" x 9'2" max
Stairs ascend from the lounge to the first floor landing which has doors to the three bedrooms and house bathroom. A handy airing cupboard neatly houses the property's combination boiler and allows space for towels and linen.

BEDROOM ONE 12'9" max x 12'0" max

Positioned to the front of the property, this spacious neutrally decorated double bedroom boasts plenty of space for bedroom furniture and has a front facing window overlooking the quiet cul-de-sac. . A door leads to the landing.

BEDROOM TWO 11'5" max x 7'9" max

Situated to the front of the property with a window overlooking the quiet cul de sac, this neutrally decorated double bedroom has ample space for bedroom furniture. A door leads on to the landing.

BEDROOM THREE 9'6" max x 8'3" max

This charming neutrally decorated bedroom has a fitted cupboard to one side and a rear facing window which overlooks the beautiful garden. There is ample space for freestanding bedroom furniture. A door leads on to the landing.

HOUSE BATHROOM 7'9" max x 5'4" max

This contemporary bathroom is fitted with a white three piece suite including a bath with shower over, vanity hand wash basin with mixer tap and low level W.C. The walls are partially tiled with white wall tiles and contrastiing grey tiles run underfoot. A rear facing obscure glazed window floods the room with light. A door leads to the landing.

REAR GARDEN

To the rear of the property there is a wonderful enclosed garden which has a large lawn lined with flowerbed borders and a patio which adjoins the property allowing for outdoor dining and entertaining.

FRONT GARDEN, GARAGE AND PARKING

To the front of the property there is a lovely lawned garden, again surrounded by pretty flowerbeds which add a touch of colour in the summer months. A driveway runs up the side of the garden to an integral single garage which has an up and over door, power, light and space/plumbing for a washing machine.

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 - Stone

PARKING:
Garage & 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 100 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 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
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.

GROUND FLOOR

1ST FLOOR

PAISLEY PROPERTIES

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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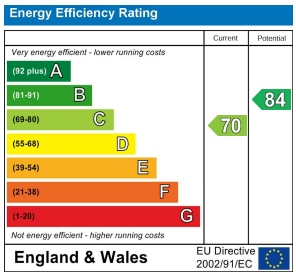

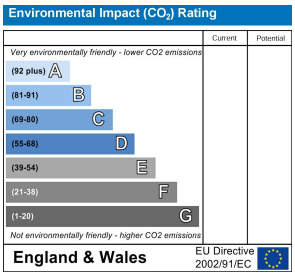

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