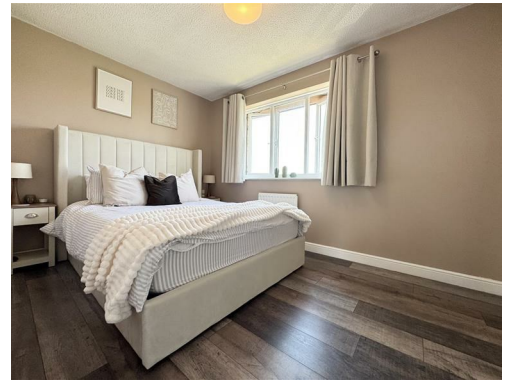


12 Stoneleigh Court,  
Shelley HD8 8LQ

OFFERS AROUND  
£250,000



**\*\*NO ONWARD CHAIN\*\* THIS WELL PRESENTED THREE BEDROOM TERRACE PROPERTY IS SIMPLY READY TO MOVE INTO AND BOASTS A LOW MAINTENANCE GOOD SIZED REAR GARDEN AND DRIVEWAY PARKING. FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C**

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 3'9" apx x 6'3" apx**

You enter the property through a part glazed uPVC door into a welcoming hallway which has oak effect laminate flooring underfoot and ample space to remove outdoor clothing on arrival. A staircase ascends to the first floor and a door leads to the lounge.

### **LOUNGE 12'5" apx x 13'3" apx**



Located to the front of the property with a bay window allowing natural light to flood in, this beautifully presented lounge is decorated in neutral tones with a media wall incorporating cupboards and shelving to one wall. Oak effect laminate flooring runs underfoot. There is ample space to accommodate lounge furniture. An understairs cupboard to one corner provides storage for household items. Doors lead to the entrance hallway and dining kitchen.

### **DINING KITCHEN 15'7" apx x 9'4" apx**



Spanning the rear of the property and benefitting from plenty of natural light courtesy of both a window and a set of French doors which allow access to the garden, this modern kitchen is fitted with a range of cream base and wall units, dark laminate worktops, black and cream tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise a four burner gas hob with an angled black extractor fan over and a double electric oven. Integrated appliances include an undercounter fridge, undercounter freezer, dishwasher and washing machine. There is ample space to accommodate a good sized dining table. Grey ceramic floor tiles complete the room. A door leads to the lounge.



### **FIRST FLOOR LANDING**

A carpeted staircase with a painted white and oak balustrade and an oak handrail ascends from the entrance hallway to the first floor landing which has a hatch allowing access to the loft and doors leading to the three bedrooms and house bathroom.

### **BEDROOM ONE 12'3" apx x 8'2" apx**



This tranquil double bedroom has a front facing window offering far reaching views and is neutrally decorated. It benefits from a large walk in wardrobe space and a further built in cupboard over the stairs bulkhead. Distressed wood effect flooring runs underfoot. A door leads to the landing.

**BEDROOM TWO 9'1" apx x 7'8" apx**



Located to the rear of the property with a window looking out over the garden, this charming double bedroom is tastefully decorated and has space to accommodate freestanding bedroom furniture. Wood effect laminate flooring runs underfoot. A door leads to the landing.

**BEDROOM THREE 7'8" apx x 6'2" apx**



This third bedroom is of a good size and is used as a dressing room by the current owner, it would accommodate a single bed and associated items of bedroom furniture. Pale grey wood effect laminate flooring runs underfoot. A rear facing window offers views out to the garden and a door leads to the landing.

## HOUSE BATHROOM 5'11" apx x 8'1" apx



This contemporary bathroom is fitted with a white suite comprising an L-shaped bath with mixer tap and thermostatic mixer shower over with protective glass screen alongside taupe gloss vanity units incorporating cupboards with a concealed WC and a handwash basin with mixer tap. Pale grey tiles with a mosaic border adorn the walls and wood effect laminate flooring runs underfoot. A chrome heated towel rail completes the room. A door leads to the landing.

## EXTERIOR



To the front of the property is a tarmac area suitable for two vehicles and steps lead up to the front door with grassed areas either side. To the rear of the property is a lovely low maintenance enclosed rear garden which has artificial lawn and two patio areas perfect for garden furniture and al fresco dining. To the rear of the garden is a gate allowing access along a footpath to the cul de sac.

## **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

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.

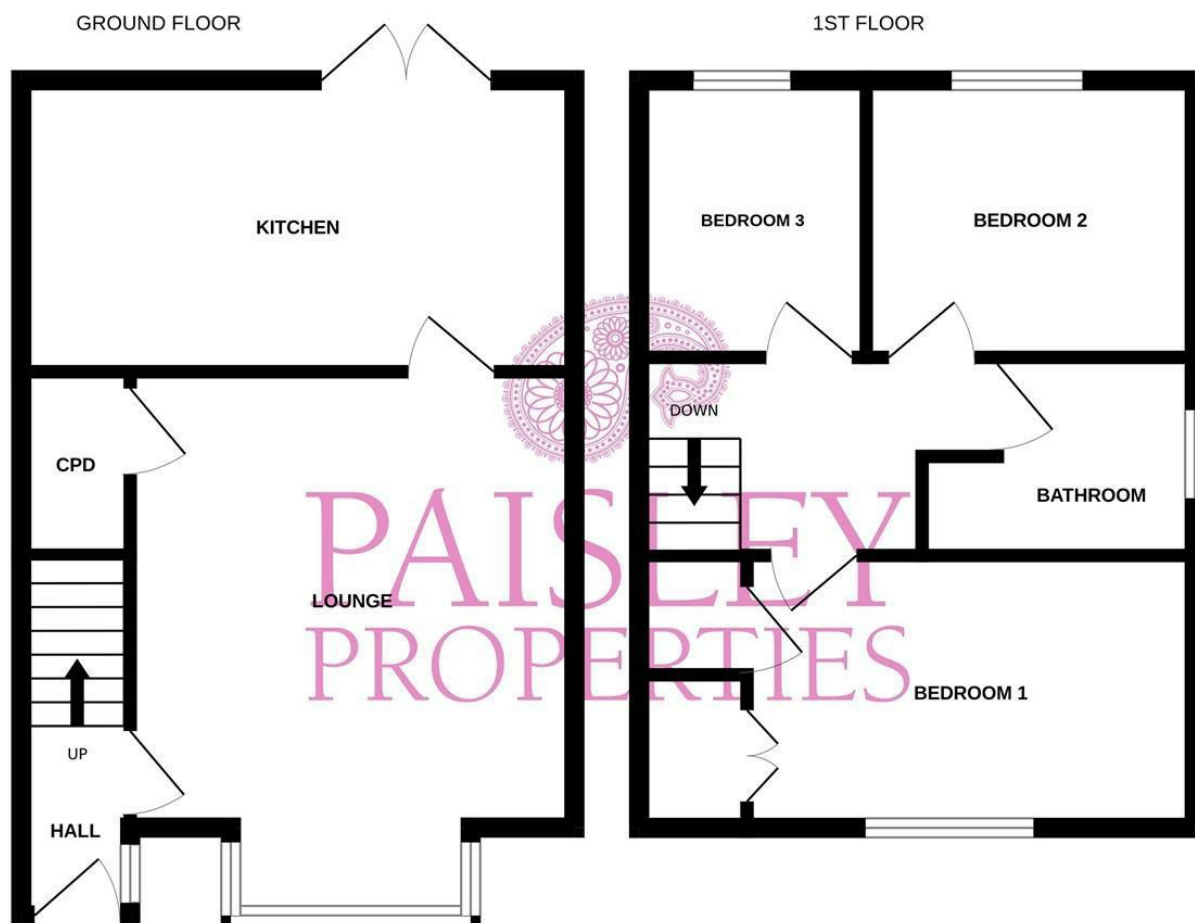
## **PAISLEY PROPERTIES**

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.

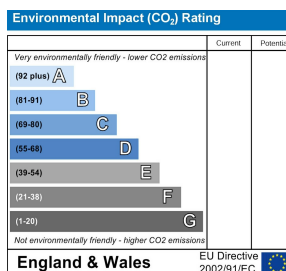
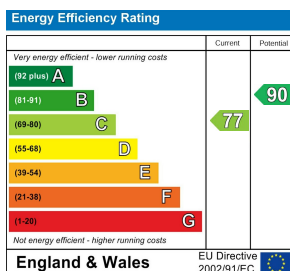
## **PAISLEY MORTGAGES**

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](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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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Mapplewell Office:  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

