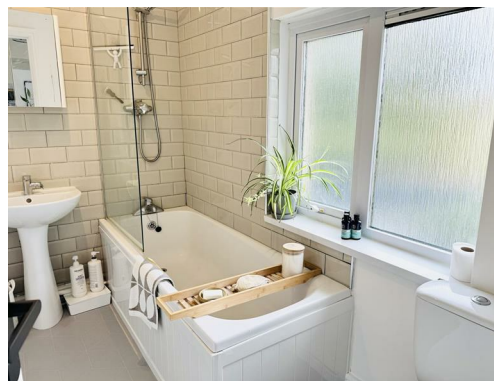


18 Jos Way,  
Shepley HD8 8DP

OFFERS AROUND  
£230,000



**\*\*NO CHAIN\*\*** SITUATED IN THE POPULAR VILLAGE OF SHEPLEY, THIS WELL PRESENTED THREE BEDROOM TERRACED PROPERTY HAS MODERN FIXTURES AND FITTINGS, SPACIOUS LIVING ACCOMMODATION AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY  
PROPERTIES

## ENTRANCE HALL

You enter the property through a part glazed uPVC door into this lovely, welcoming hallway which has a window overlooking the pretty front garden and doors leading to the lounge and kitchen. Stairs ascend to the first floor landing.

## LOUNGE



This spacious lounge has ample room for free standing living room furniture and has a beautiful gas fireplace with modern surround and hearth creating a great focal point to the room. Dual aspect windows provide pleasant views over the front and rear gardens and neutral carpet completes the room. A door leads to the entrance hall.

## DINING KITCHEN



Beautifully presented, this modern dining kitchen is fitted with a range of white high gloss wall and base units, wood effect work surfaces, grey tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include a dishwasher, electric oven and four ring gas hob with extractor fan over. There is space for a free standing fridge freezer under the stairs and to one end of the room there is space for a dining table and chairs. Windows overlook the front and rear gardens and doors lead to a handy cupboard, utility area and entrance hall.

## UTILITY AREA

This extremely useful utility area is plumbed for a washing machine and would make a great storage space for household or gardening items if required. Doors lead to the front, rear and dining kitchen.

## FIRST FLOOR LANDING



Stairs ascend from the entrance hall to the first floor landing which has a rear facing window and doors leading to the three bedrooms and house bathroom.

## BEDROOM ONE



This fantastic double bedroom benefits from a bank of fitted wardrobes to one wall, one of which houses the property's combination boiler and there is still plenty of space for bedroom items. The room is neutrally decorated and a front facing window fills the room with light. A door leads to the landing.

## BEDROOM TWO



This quirky bedroom is positioned to the front of the property and also benefits from neutral decor throughout. There is a front facing window and a door leads to the landing.

### BEDROOM THREE



This beautifully presented double bedroom is located at the rear of the property and has lovely views over the garden and beyond from the large uPVC window. The room features light, neutral décor, and a door leads to the landing.

## HOUSE BATHROOM



Fitted with a three piece white suite including a bath with shower over, pedestal hand wash basin and low level W.C. The room is partially tiled with attractive, grey wall tiles and there is vinyl flooring. A door leads to the landing.

## OUTSIDE



To the front of the property, there is an off-road parking space alongside a neatly lawned area, bordered by mature trees and established shrubs that offer a pleasant sense of privacy. A shared pathway leads conveniently to both the main entrance and the utility door.

To the rear, the property enjoys a superb, generously sized lawned garden, fully enclosed by boundary fencing to create a secure and peaceful outdoor space. Well-maintained flowerbeds add colour and interest throughout the seasons, and an outhouse provides practical and easily accessible 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 A

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 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.

## **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**

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.

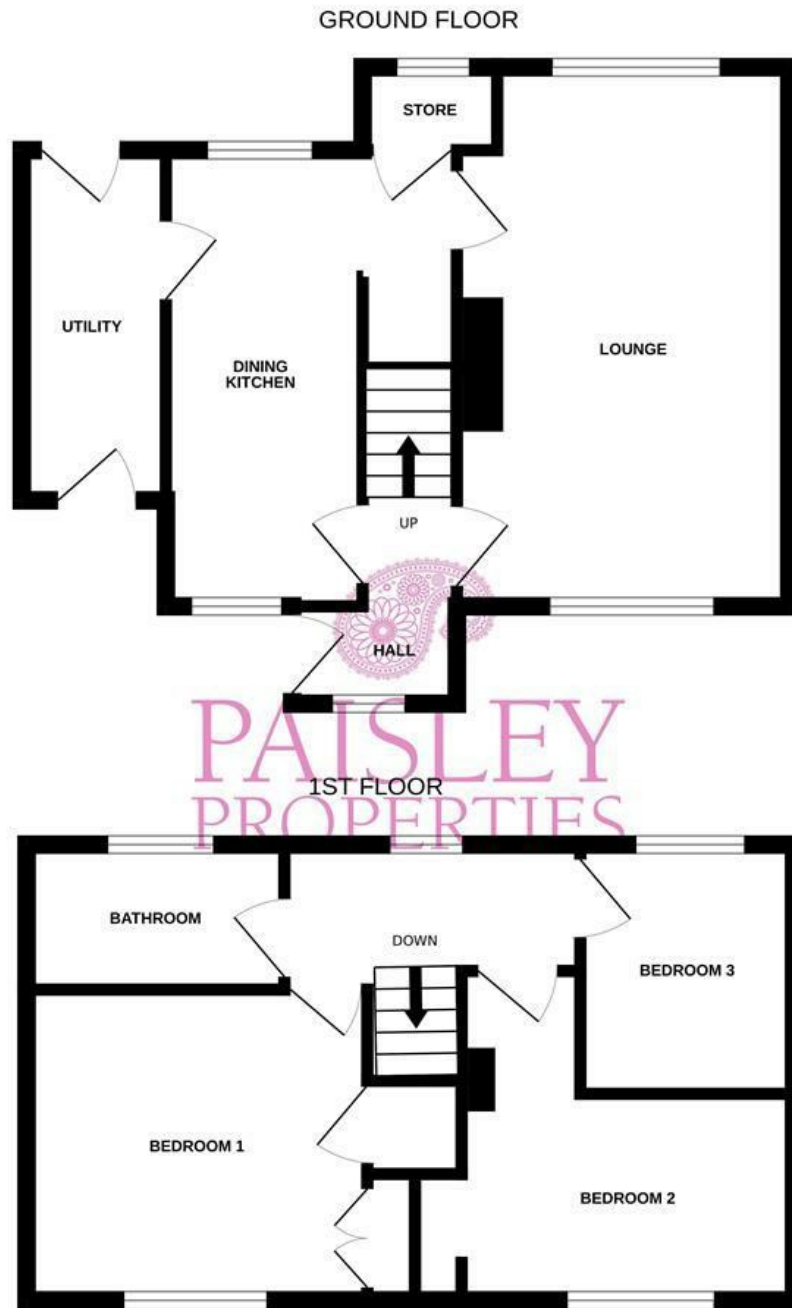
## **PAISLEY MORTGAGES**

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. \*

## **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](mailto: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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| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 69      | 84        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-38) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  | 71      | 87        |
| EU Directive 2002/91/EC                                         |  |         |           |

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

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**PAISLEY**  
PROPERTIES