



FULLY RENOVATED 2 BEDROOM PROPERTY WITH OPEN-PLAN LIVING, DOUBLE GARAGE, OFF ROAD PARKING AND LARGE ESTABLISHED GARDEN

AVAILABLE MID FEBRUARY ON AN UNFURNISHED BASIS, NO PETS OR SMOKERS, BOND IS £1030, EPC IS D65, COUNCIL TAX BAND A

This attractive stone built home has been fully renovated to a high standard and briefly comprises:- entrance hallway, open plan living space featuring an attractive lounge with duel fuel stove, modern kitchen with integrated appliances and breakfast bar, two first floor bedrooms with 100% wool berber carpets and stylish house bathroom. There is a fully enclosed garden to the front and to the rear there is off-road parking for 2 vehicles and a double garage. Shepley is a popular village with a range of amenities including pubs, restaurants, shops, well regarded primary school and village train station. The property is conveniently situated for those needing to commute to neighbouring towns and cities with the M62 and M1 only a short distance away.

## **ENTRANCE**

You enter the property through a part glazed uPVC door into the entrance hallway, where a staircase rises to the first floor and a door leads to the open plan ground floor space.

## **OPEN-PLAN GROUND FLOOR 21'11" x 14'4" (max) approx**

This wonderful open-plan space has been finished to the highest of standards and features a modern kitchen to the rear and lounge to the front. The well equipped kitchen features a variety of pale grey shaker style wall and base units with chrome handles, a stainless steel one and a half bowl sink and drainer with chrome mixer tap over and wood block effect worktops with matching upstands. Integrated appliances include a single electric oven, four ring gas hob with chrome extractor over, slimline dishwasher and a washing machine, all of which are brand new.

The generously sized lounge offers ample space for free standing furniture and has a charming feature chimney breast housing a cast iron duel fuel stove and deep alcoves either side. There is a large window to the front which provides a lovely outlook down the garden and rear facing window giving views over the parking. The whole room has solid oak tongue and groove flooring, neutral decor and has a mixture of wall and ceiling lighting. Timber doors lead through to the storage cupboard and entrance hall.



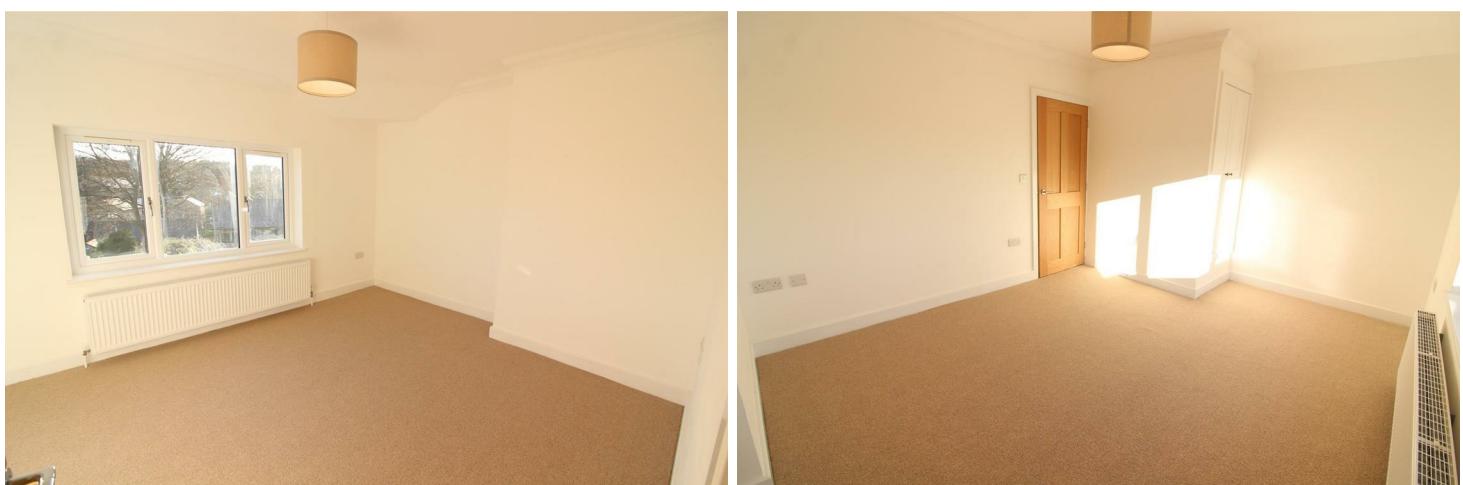
## FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has a side facing window, hatch providing access to the loft, pendant lighting and is neutrally decorated. Doors lead through to the two bedrooms and house bathroom.



### **BEDROOM ONE 14'6" (max) x 10'10" approx**

Decorated in neutral tones with complementary fitted carpets is this well-proportioned double bedroom. Spanning the width of the property there is ample room for freestanding bedroom furniture. There is a large front facing window overlooking the garden and surrounding village, pendant lighting and a timber door which leads onto the landing.



### **BEDROOM TWO 10'8" x 8'7" approx**

Positioned to the rear of the property, with lovely views over the parking and private lane from its window, is this well presented double bedroom. Neutrally decorated with fitted carpets, there is ample space for freestanding bedroom furniture along with pendant lighting and a door which leads onto the landing.



### **BATHROOM 7'1" x 5'4" approx**

Beautifully presented and incorporating a contemporary three piece suite, including a white bath with chrome thermostatic bar shower over, pedestal hand wash basin with chrome mixer tap and a low rise w.c. This room has been finished to an exceptionally high standard and features attractive wall tiles with complementing tiles to the floor, recessed spot lighting, an obscure glazed rear facing window filling the room with light and a door which opens to the landing.



### **GARDENS AND PARKING**

You access the property via a private lane at the rear, where there is off-street parking for two vehicles and a double garage, with power, light and up and over door. A timber gate gives access to the side of the property where there is ample room to store garden items and a path continues around to the front.

The front garden, which is completely enclosed by decorative timber fencing, features well established planting intertwined within the hard landscaping. There are mature shrubs, trees, pond and lovely views of the surrounding area from the various levels within the garden.



## **NEW LETTINGS INFORMATION**

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. 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.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We will ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit may be required.

## **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.

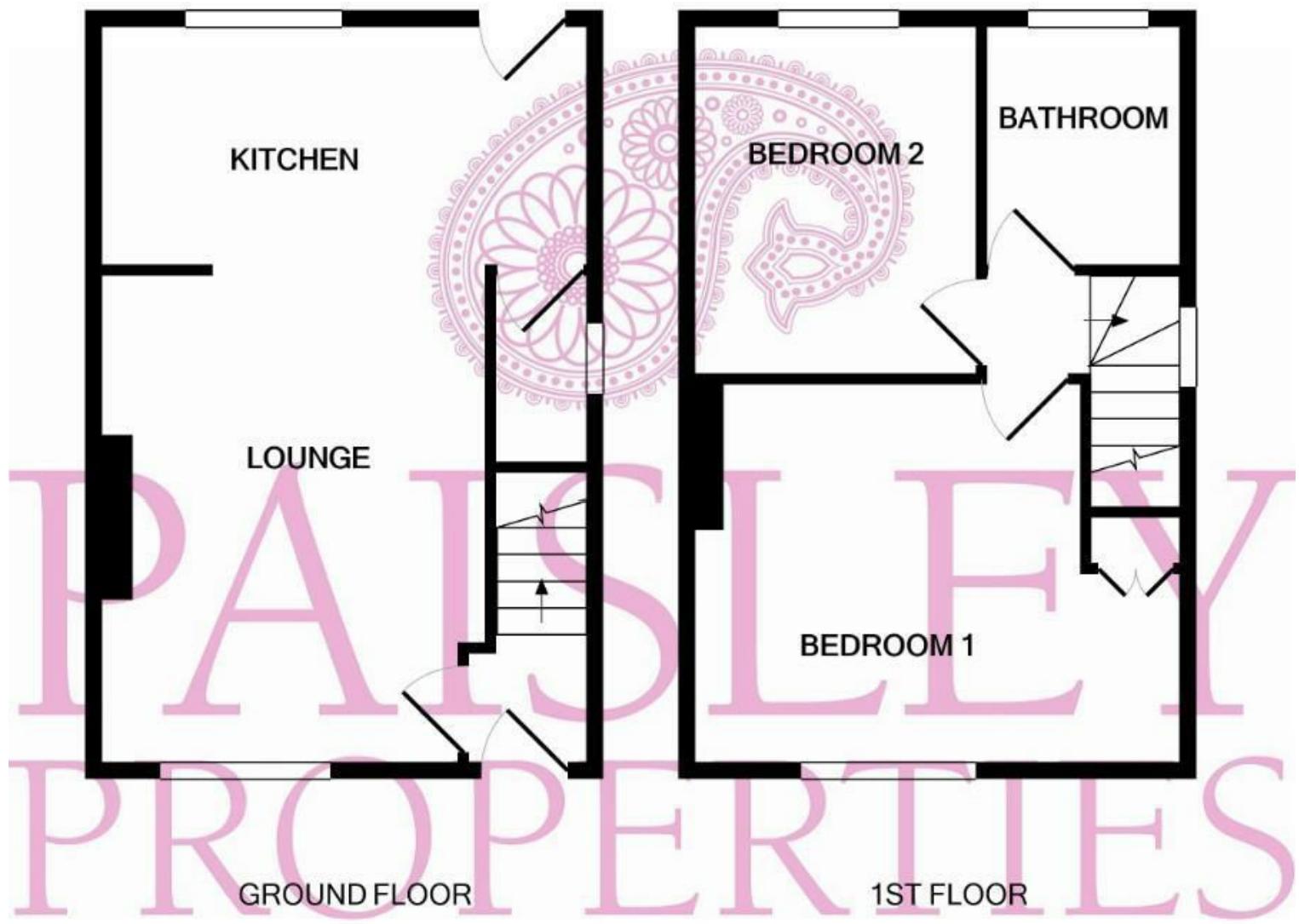
## **PAISLEY MORTGAGES**

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

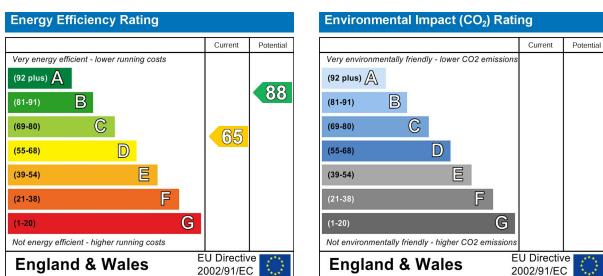
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.



Measurements are approximate. Not to scale. Illustrative purposes only  
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**PAISLEY**  
PROPERTIES