

1 Carr Lane,  
Shepley HD8 8BP

OFFERS AROUND  
£275,000



THIS THREE BEDROOM SEMI DETACHED BUNGALOW SITS ON AN IMPRESSIVE PLOT WITH AMPLE PARKING, GARDENS AND AN UNDER CROFT AND ENJOYS WONDERFUL FAR REACHING VIEWS.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: E

PAISLEY  
PROPERTIES



**SIDE PORCH 4'7" apx x 3'9" apx**

You enter the property through a glazed door into this porch. There is a door leading to a store cupboard and a uPVC door opens to the breakfast kitchen.

**HALLWAY 22'3" max x 6'5" max**

This L shaped hallway is the spine of the property with doors leading off to the breakfast kitchen, lounge, three bedrooms and bathroom. A front uPVC door provides a formal entrance to the property and a ceiling hatch offers access to the loft space.

**BREAKFAST KITCHEN 11'5" max x 8'10" apx**

Currently fitted with wood wall and base units, roll top work surfaces, a stainless steel sink and drainer, tiled splash backs, a double oven and electric hob this kitchen could be cleverly redesigned to create a fantastic breakfast kitchen with amazing views from the rear facing window. Doors lead to the entrance porch and hallway.

**LOUNGE 16'0" apx x 11'10" max**

This generously sized reception room has space to accommodate both lounge and dining furniture if required and has a central brick fireplace. There are alcoves either side of the chimney breast, one left for free standing items or shelving the other fitted with cupboards which neatly house the water tank. A rear facing window allows natural light to flood in and provides stunning far reaching views over fields to Emley Moor. A door leads to the hallway.





**BEDROOM ONE 11'9" apx x 11'8" apx**

Positioned to the front of the property is this well proportioned double bedroom. There is an abundance of space for freestanding furniture, a front facing window and a door which leads to the hallway.





### **BEDROOM TWO 12'2" into bay x 12'1" max into alcoves**

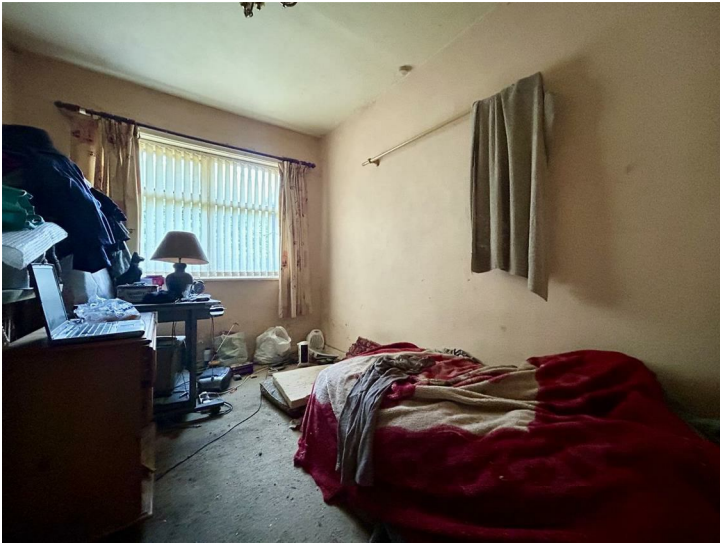
This good sized double bedroom benefits from an attractive front facing bay window, chimney breast and alcoves either side. The room can comfortably house a range of free standing furniture and has a door leading to the hallway.



### **BEDROOM THREE 12'1" apx x 8'5" apx**

A third double bedroom, this room sits to the side of the bungalow with a window overlooking the garden. A door leads to the hallway.





### **BATHROOM 6'5" apx x 5'6" apx**

Fitted with a three piece white suite including bath with shower over, pedestal hand wash basin and a low level W.C this bathroom has a rear facing window and door which leads to the hallway.

### **GARDENS AND GARAGE**

These impressive gardens wrap around the front, side and rear of the property and make up an extensive plot. There are double gates which open to a driveway which sweeps around to the undercroft / garage.

There is so much scope to create wonderful seating areas, mature beds, and lawned gardens which would all enjoy the superb views of Yorkshire hills alongside space for sheds, green house, or summerhouse.









## **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: Shared cost of maintaining and emptying the septic tank.

COUNCIL AND COUNCIL TAX BAND TAX: Kirklees - C

PROPERTY CONSTRUCTION: Stone and slate

PARKING: Plenty

UTILITIES:

\*Water supply & Sewerage- Mains water - shared septic tank with the neighbour.

\*Electricity & Gas Supply - Mains electric and electric heaters - no gas.

\*Heating Source - Electric room heaters.

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: Non known.

FLOOD & EROSION RISK: Not in a flood risk area.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: Non known.

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA: Shepley is within a historic coal mining area.



**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](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			
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			
EU Directive 2002/91/EC			

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