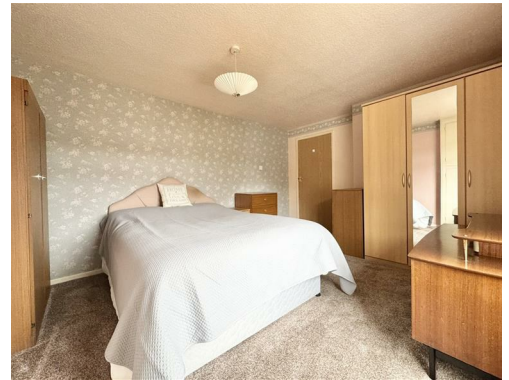


49 Shelley Lane,
Kirkburton HD8 0SW

OFFERS AROUND
£235,000



**** NO ONWARD CHAIN** THIS DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY HAS BEEN WELL LOOKED AFTER OVER THE YEARS AND IS NOW RIPE FOR MODERNISATION. IT SITS ON A GOOD SIZE PLOT WITH OPEN ASPECT TO THE FRONT, GARDENS TO BOTH THE FRONT AND REAR AND SCOPE FOR CREATING A DRIVEWAY, THERE IS CURRENTLY AMPLE ROADSIDE PARKING. FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D**

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 5'10" apx x 15'5" apx



You enter the property through a white uPVC door into a welcoming hallway which has ample space to remove outdoor clothing and shoes on arrival. A low level understairs cupboard allows storage for shoes or household items. A side facing window allows natural light to enter and a carpeted staircase ascends to the first floor landing. Doors lead to the lounge, dining room and downstairs WC.

DOWNSTAIRS WC 3'11" apx x 2'8" apx



This welcome addition to the property is fitted with a white concealed cistern WC and a matching wall mounted hand wash basin with chrome taps. Pale wood effect laminate flooring runs underfoot and there is a strip light to the ceiling. A narrow obscure window allows natural light to enter and a door leads to the hallway.

LOUNGE 15'0" apx x 10'10" apx



This good sized lounge is located to the front of the property with a large window letting in natural light and allowing views over the front garden and woodland beyond. A gas fire in a tiled fireplace acts as a focal point in the room and the alcoves either side create the most perfect homes for freestanding furniture items. There is ample space for lounge furniture. A door leads to the hallway.

DINING ROOM 10'9" apx x 14'0" apx



Positioned to the rear of the property with a window which looks out to the back garden, this second reception room also has a gas fire in a tiled surround as a focal point with alcoves to either side. There is ample space to accommodate a large dining table and chairs or alternatively this could be used as a second sitting room. Doors open to the hallway and to the breakfast area.

BREAKFAST AREA 7'4" apx x 6'7" apx



Sandwiched between the kitchen and the formal dining room, this compact extra dining space is the perfect place to enjoy breakfast as there is room for a four seater table and chairs with practical laminate flooring running under foot. A side facing window fills the room with natural light and the property's central heating boiler is located in here too. An opening steps down to the kitchen and a door leads to the dining room.

KITCHEN 7'4" apx x 9'5" apx



This modern kitchen is fitted with a range of beech effect base and wall units with complementary mottled laminate worktops and a single bowl stainless steel sink with mixer tap. Cooking facilities comprise a gas hob with a stainless steel canopy hood extractor over and an electric oven. There is space and plumbing for a washing machine and space for a three-quarter height fridge freezer. There is vinyl flooring under foot and a spotlight bar to the ceiling. A part glazed uPVC door leads out to the side of the property and an opening steps up to the breakfast area.

FIRST FLOOR LANDING 6'5" apx x 8'2" apx max

A carpeted staircase with a painted wooden balustrade ascends to the first floor landing which is light and airy courtesy of a side facing window and has a small hatch leading to the loft. Doors lead to the three bedrooms and house shower room.

BEDROOM ONE 10'11" apx x 14'6" apx



This good size double bedroom is located to the rear of the property with views over the rear garden from its large window. Built in cupboards fill one of the alcove and provide some welcome storage. There is ample space for freestanding items of bedroom furniture and a door leads to the landing.

BEDROOM TWO 10'10" apx x 14'6" apx



This second double bedroom can be found to the front of the property this time enjoying views over the front garden and the woodland beyond from its window. Once again there is ample space to accommodate freestanding items of bedroom furniture. A door leads to the landing.

BEDROOM THREE 9'5" apx x 8'0" apx



Situated to the front of the property and also enjoying views of the front garden and woodland beyond from its window, the third bedroom is a good size and has a built-in storage alcove over the staircase bulkhead. There is ample space for freestanding items of bedroom furniture. A door leads to the landing.

HOUSE SHOWER ROOM 7'5" apx x 5'4" apx



This modern showroom has been recently updated to incorporate a double walk-in shower enclosure equipped with a thermostatic waterfall shower and beige quartz effect aqua boards alongside a gloss white vanity unit with hand wash basin and cupboard below and a concealed cistern WC. A coordinating bathroom cabinet sits to one wall creating some extra storage. Pale wood effect laminate flooring runs under foot and spotlights to the ceiling complete the room. An obscure window allows natural light to flood the space and a door leads to the landing.

EXTERIOR



Externally, the property does not disappoint and is bursting with further potential. To the front is a lawned front garden where there is space to be able to create a driveway if desired but there is ample roadside parking currently. A path leads up the side of the property to the rear garden which is extremely spacious and low maintenance being mainly paved with planted borders to the perimeter. There is a shed for storing garden items and a greenhouse for the green fingered. Elevated from the rest of the garden up a shallow slope is a patio area perfect for a table and chairs and al fresco dining.

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 B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have been structural alterations to the property - former outhouses changed to kitchen extension.
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*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 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.

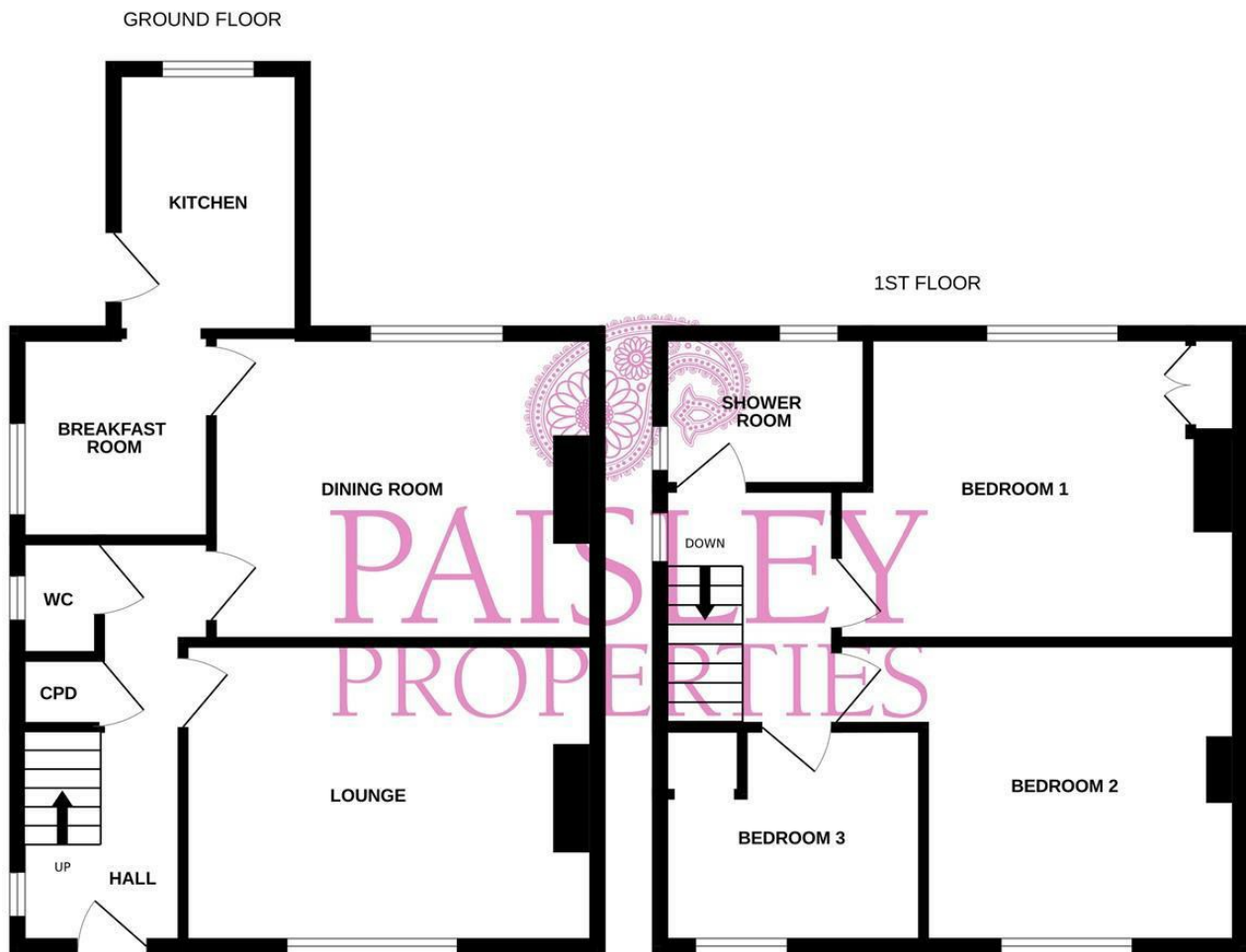
PAISLEY PROPERTIES

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.

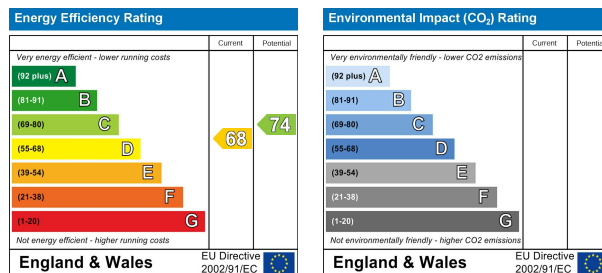
PAISLEY MORTGAGES

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 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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