



5 School Terrace, Shelley, Huddersfield, HD8 8HU

£180,000

bramleys



This delightful mid terraced cottage is tucked away down a side road enjoying distant rural views and offered for sale with NO VENDOR CHAIN. Having accommodation over 3 floor levels and an ideal purchase for a first time buyer/professional couple. Having gas fired central heating, uPVC double glazing and comprising; lounge with feature stove, kitchen diner, useful cellar, first floor 2 bedrooms (1 double 1 single/box room) 3 piece bathroom and staircase rising to an attic room with Velux window. Pleasant garden to the front with off road parking space and decking to the rear. Located in the popular village of Shelley, convenient for Shelley First School and Shepley railway station.

Energy Rating: D



GROUND FLOOR:

Lounge

11'2" x 11'1" (3.40m x 3.38m)

A uPVC entrance door gives access to the lounge which has a feature stove with stone mantle, wall light points, a central heating radiator and ceiling coving. There is a uPVC double glazed window to the front elevation.

Dining Kitchen

17'11" max x 11'1" (5.46m max x 3.38m)

The kitchen has a feature fireplace and a fitted cupboard within one of the alcoves and access to the cellar. There is a range of wall and base units with working surfaces over, stainless steel sink unit, integrated fridge and gas hob with extractor hood over. The kitchen area has tiling to the floor, a uPVC double glazed window and rear external door.



FIRST FLOOR:

Landing

Bedroom 1

11'1" x 11'1" (3.38m x 3.38m)

This double room has a central heating radiator and a uPVC double glazed window.

Bedroom 2/Box Room

5'8" x 8'3" max (1.73m x 2.51m max)

This room has a central heating radiator and a uPVC double glazed window.

Bathroom

Having part tiled walls and a three piece suite comprising bath with shower over, wc, sink unit, chrome ladder style radiator and a uPVC double glazed window.



SECOND FLOOR:

Attic Room

13'5" x 9'11" (4.09m x 3.02m)

This room has fitted storage within the eaves, limited head height and a Velux window.

OUTSIDE:

There is a blocked paved parking space to the front and cottage garden. To the rear is a small decked area.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT

KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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