



44 Far Bank, Shelley, Huddersfield, HD8 8HT

£295,000

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## NO UPPER CHAIN

A beautifully presented three-bedroom, double-fronted cottage-style end terrace, ideally situated in the highly desirable area of Shelley. Perfectly suited to a family buyer, the property is conveniently located close to a range of local amenities and well-regarded schools.

The accommodation boasts a charming and well-balanced layout, featuring two spacious reception rooms, offering versatile living and entertaining space. A useful cellar provides additional storage or potential for further use.

Externally, the property benefits from an enclosed garden to the front, creating a pleasant outdoor space, along with off-street parking for added convenience.

Early viewing is highly recommended to fully appreciate the character, space, and location this delightful home has to offer.



## GROUND FLOOR:

### Entrance Hall

Access via a door into the entrance hall, where there is further access to the lounge, sitting room and there are stairs leading up to the first floor.

### Lounge

17'2" x 11'2" (5.23m x 3.40m)

The focal point of the room is the living flame effect gas fire set into a stone hearth and timber mantel. The spacious room enjoys ample light via a double glazed window with window seat to the front elevation and benefitting from a central heating radiator.

### Sitting room/Dining room

17'0" x 8'6" (5.18m x 2.59m)

Currently used as a sitting room/dining room, the focal point is the inset multifuel burning stove set into a stone mantel and hearth. There are two uPVC double glazed windows to the front and rear elevation, a central heating radiator, and there is access to the kitchen and a cellar.

### Kitchen

18'3" x 4'10" (5.56m x 1.47m)

Featuring a range of shaker style wall, drawer and base units with wood effect laminate work surfaces and matching upstands, a ceramic sink and drainer, a central heating radiator, a double glazed window to the side and rear elevation, an additional double glazed Velux window and an external door to the rear. Integral appliances include a 5 ring gas hob with oven and extractor hood above, fridge,

dishwasher and there is space/plumbing for a washing machine.

### Cellar

A good sized cellar providing additional storage space, benefitting from power and electric, and a double glazed window.

## FIRST FLOOR:

### Landing

Having a central heating radiator and access to the loft via a loft hatch.

### Bedroom

15'4" x 8'2" (4.67m x 2.49m)

A spacious room with a central heating radiator and twin double glazed windows to the front elevation.

### Bedroom

10'10" x 8'6" (3.30m x 2.59m)

Having a central heating radiator and a double glazed window to the front elevation.

### Bedroom

8'6" x 6'2" (2.59m x 1.88m)

Having a central heating radiator and a double glazed window to the rear elevation.

### Bathroom

A well presented four piece suite comprising of a low flush w.c, pedestal wash hand basin, double ended bath and shower with showerhead attachment. There is tiling to the splashbacks, a heated towel rail and a double glazed obscure window to the rear elevation.



### OUTSIDE:

The property features a private, enclosed front garden with a flagged patio area, perfect for outdoor dining, complemented by shrub borders. Additionally, there is a block-paved area to the side offering convenient off-street parking.

### 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 Huddersfield via Wakefield Road (A642). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At Waterloo traffic lights take the right hand lane into Penistone Road. Proceed on the main road towards Kirkburton/Shelley. Far Bank will be found on the left before reaching Shepley.

### 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.

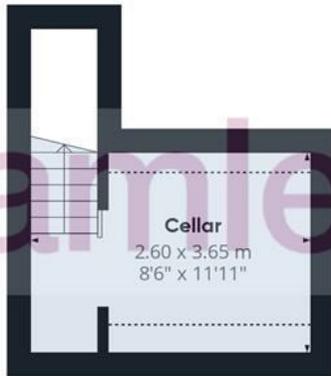
### VIEWINGS:

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



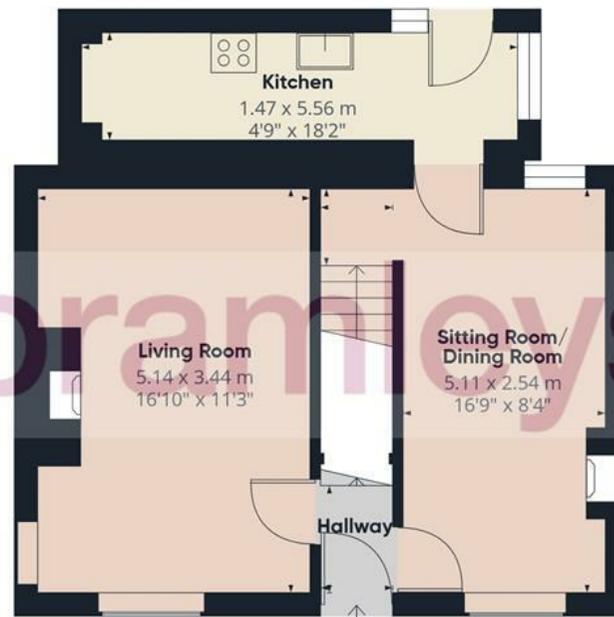


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Floor -1

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Floor 0

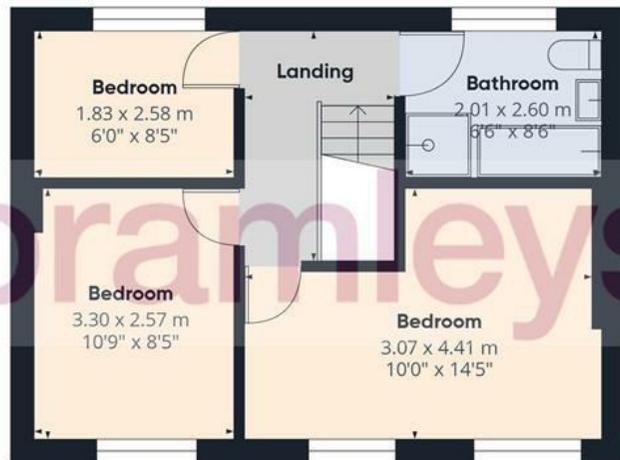
Approximate total area<sup>(1)</sup>

87.3 m<sup>2</sup>  
940 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>  
16 ft<sup>2</sup>

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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:

- 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.
- 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 in situ 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

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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