



19 Shop Lane, Kirkheaton, Huddersfield, HD5 0DP
£157,950

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Situated on the outskirts of the village centre is this delightful corner terraced cottage, offering a unique blend of character features and modern living and being much larger than expected with accommodation over three floors.

Having undergone a programme of refurbishment and improvement by the current owner and comprising: entrance vestibule, lounge which enjoys plenty of natural light from the dual aspect windows and having a feature exposed stone chimney breast with oak beam surround, lower ground floor kitchen with integrated appliances, island unit, solid oak worktops and exposed stone feature wall. At first floor there is a large double bedroom with lovely exposed beams to the vaulted ceiling and a stylish three piece bathroom. The property also boasts an enclosed private garden, with lawn and gazebo seating area, ideal for al-fresco dining. Additionally, there is convenient parking for one vehicle.

Situated within walking distance to local amenities, this cottage truly needs to be viewed to fully appreciate. Early viewing essential to avoid missing out.

Energy Rating: TBA



GROUND FLOOR:

Entrance Vestibule

A uPVC entrance door gives access to the entrance vestibule which has a staircase rising to the first floor and a central heating radiator.

Lounge

16'2" x 15'1" (4.93m x 4.60m)

A spacious lounge enjoying plenty of natural light from the dual aspect double glazed windows to front and side. There is an additional entrance door into the lounge and the main focal point to this room is the feature exposed chimney breast and fireplace which has a solid oak surround and gas point. Please note the vendor will be taking the wood burner so this is not included within the sale. The lounge also has two central heating radiators.

LOWER GROUND FLOOR:

Dining Kitchen

15'9" x 15'1" (4.80m x 4.60m)

The kitchen has exposed beams to the ceiling, a stone feature wall and chimney. There are a range modern fitted base units with solid oak worktops and tiled splash backs, inset Belfast

sink with mixer tap, gas cooker point for a range style cooker, with extractor hood over, and an island unit which houses an integrated fridge and freezer and incorporates a breakfast bar. Under the stairs there is plumbing for a washing machine and there is a large fitted wooden bench with built in storage. Also having a central heating radiator, double glazed windows and a fitted storage cupboard which houses the meters.

FIRST FLOOR:

Landing

The landing has useful fitted storage cupboards.

Bedroom

15'11" x 11'11" (4.85m x 3.63m)

This superb double bedroom has had the ceiling opened up to expose the magnificent beams. There is an exposed stone wall and fireplace with built in storage to the side, two central heating radiators and three double glazed windows which let in plenty of natural light.

Bathroom

This stylish bathroom has a bath with shower attachment over and screen, wc, hand wash basin, metro tiling to the walls and a double glazed window.



OUTSIDE:

A driveway provides off road parking for one vehicle. The garden is gated and fencing on the perimeter provides privacy from the roadside. There is a timber decked area with built in storage, ideal for gardening tools, gravelled sections and a lawn provides some soft ground for pets/children. Tucked away in the corner is a wooden gazebo which provides an ideal space for sitting out in the warmer months and alfresco dining.

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 (A629), passing through the traffic lights in Aspley, Moldgreen and Dalton. At the traffic lights in Waterloo go straight ahead continuing along Wakefield Road, take a left turn into Waterloo Road and follow this road until its conclusion. At the mini-roundabout take a right hand turning into Albany Road which becomes School Lane, St.Marys Lane and then Shop Lane where the property can be found situated just off Shop Lane on the right hand side on the bend.

TENURE:

Freehold

COUNCIL TAX BAND:

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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:

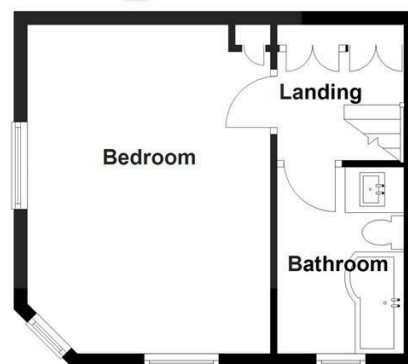
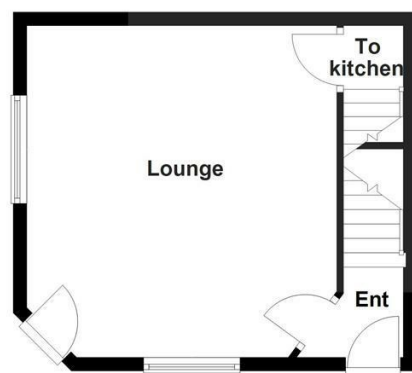
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

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		
(81-91) 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	

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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