



Stella Cottage, 9 Station Road, Shepley, Huddersfield, HD8 8DG
£150,000

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Stella Cottage, is a 2 bedroom mid terraced cottage, which is located in the sought after village of Shepley. Conveniently positioned just a short walk away from the train station, local amenities such as cafes, schooling and the local pub, together with countryside walks.

Being offered for sale with no upper chain and vacant possession upon legal completion, the cottage does require a programme of modernisation, however this has been reflected within the asking price. Currently providing central heating and double glazing throughout, there is a lower ground floor cellar which provides additional storage and a quaint garden to the front with outbuilding which also provides additional storage. The property would make an ideal opportunity for the first time buyer, downsizer or those seeking a project.

Only by an internal viewing can one truly appreciate the position and potential that this property has to offer.

Energy Rating: D



GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

With a central heating radiator and stairs leading up to the first floor landing.

Lounge/Dining Room

9'11" x 16'11" max (3.02m x 5.16m max)

Having a decorative mantel and surround, a central heating radiator and a uPVC double glazed bay window.

Snug/Study Area

7'0" x 7'2" (2.13m x 2.18m)

Being open plan to the lounge/dining area.

Kitchen

5'2" x 8'1" (1.57m x 2.46m)

Having wall units, laminate roll top work surfaces, tiling to the splashbacks and a stainless steel sink with side drainer and mixer tap. There is space for a undercounter fridge, space and plumbing for a washing machine/dishwasher and there is a uPVC double glazed window to the rear elevation. A door gives access to the lower ground floor.

LOWER GROUND FLOOR:

Cellar

With a vaulted ceiling, stone table and stone floor.

FIRST FLOOR:

Landing

With useful overstairs storage and housing the boiler.



Bedroom

8'3" x 6'8" (2.51m x 2.03m)

With a central heating radiator, access to the loft via the loft hatch and a uPVC double glazed window to the rear elevation.

Bedroom

9'3" x 10'2" (2.82m x 3.10m)

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

Bathroom

A 3 piece suite comprising of a low flush WC, wash hand basin and bath. There are tiled splashbacks, a useful storage cupboard, central heating radiator and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is a stone built outhouse which is ideal for storage, a stone flagged path leads up to the front door and there is also a low maintenance lawned garden with decorative shrub and stone borders.

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 on the A629 Wakefield Road and pass through the traffic lights at

Aspley, Moldgreen and Dalton and at the Waterloo traffic lights bear right onto Penistone Road. Continue along this road passing through Highburton and Kirkburton and upon entering the village of Shepley take a right hand turning into Marsh Lane and then right into Station Road. The property can be found after a short distance on the left hand side opposite the Post Office identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

A

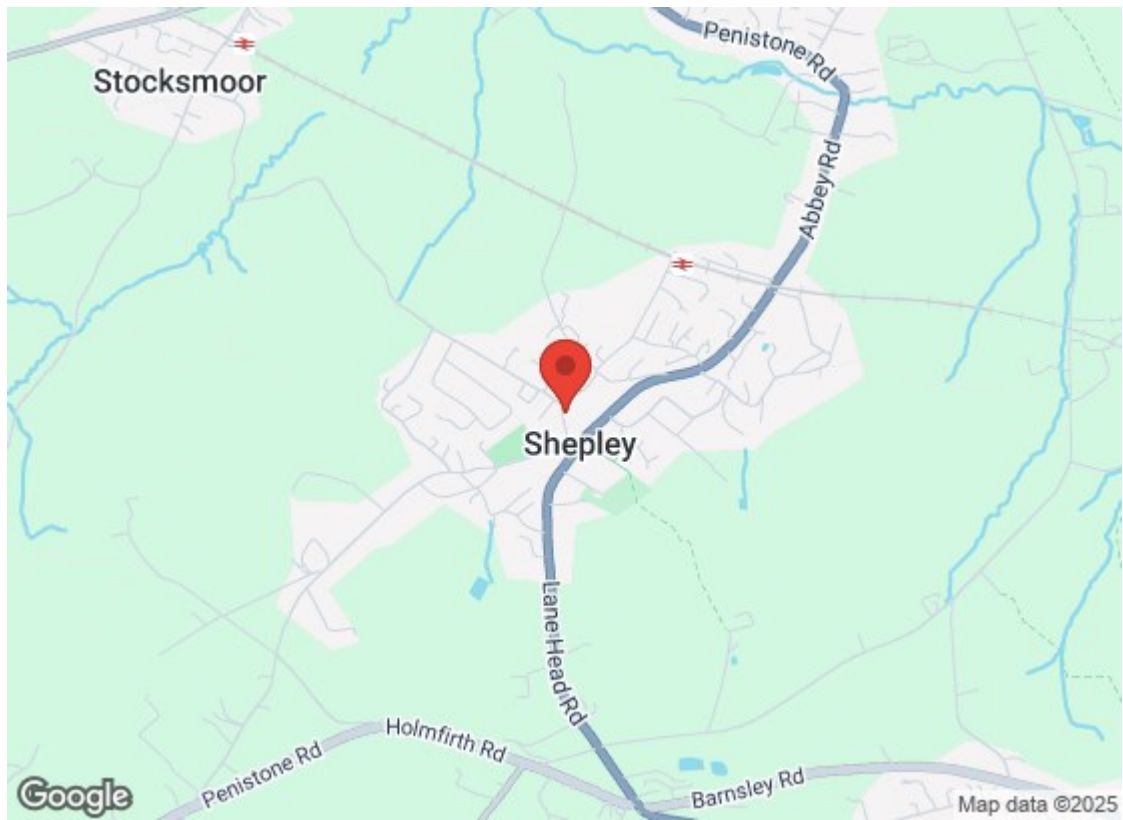
MORTGAGES:

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.

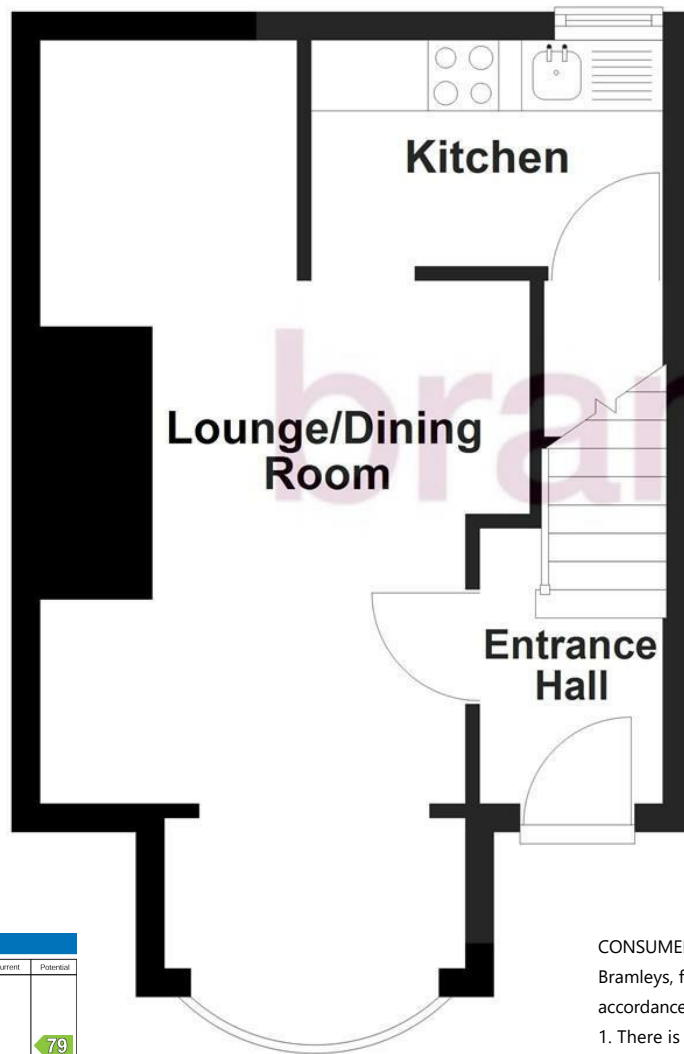
ONLINE CONVEYANCING SERVICES:

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.

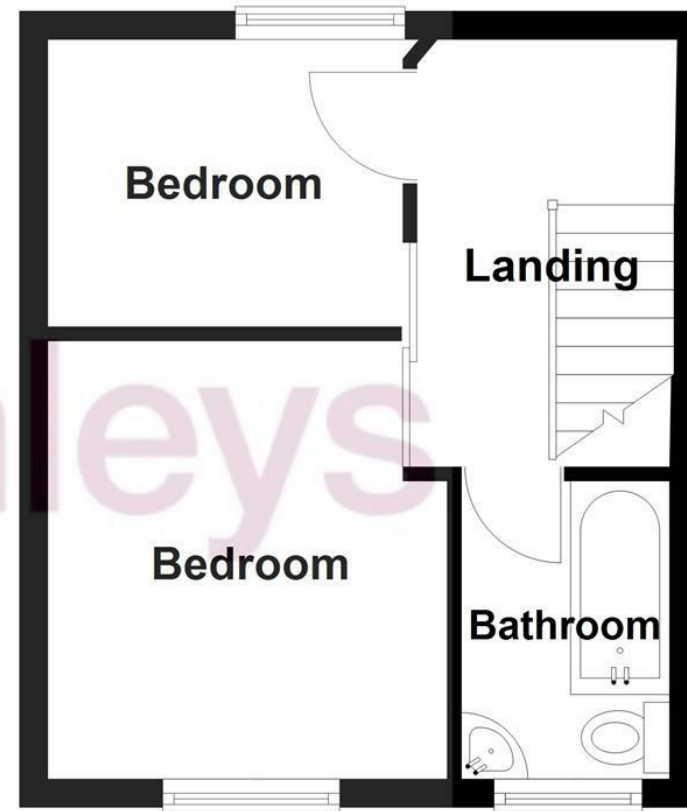




Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 79 |
| (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

Huddersfield | Halifax | Elland | Mirfield

