



183 Abbey Road, Shepley, Huddersfield, HD8 8DY
Offers Over £205,000

bramleys



This stone built 2 bedroom, through cottage property is situated in the highly desirable and much sought after residential village of Shepley. The property boasts features one would normally expect from a property of this era such as open fireplaces, feature exposed stonework and beams, and provides a modern and stylish home for the first time buyer.

Externally there is a well proportioned lawned garden to the front which is enclosed by drystone walling and to the rear there is a paved patio seating area and off road parking space.

Located approximately 7 miles from Huddersfield town centre, the property has its own railway station with direct links to both Huddersfield and Sheffield. Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding cottage property.

Energy Rating: C



GROUND FLOOR:

Enter the property through a composite external door into:-

Living Room

16'5" x 15'4" (5.00m x 4.67m)

A most spacious reception room, with a solid fuel stove recessed into an open fireplace with heavy stone cheeks and mantel above. There is a feature picture recess with exposed stonework, wood effect laminate flooring, 2 central heating radiator set behind fretwork panel, and sunken LED lighting. A door leads through to the kitchen.

Kitchen

9'4" x 8'9" (2.84m x 2.67m)

Fitted with a range matching oak wall and base units with laminated work surfaces and part tiled walls. There is a 4 ring gas hob with overhead extractor fan and light, built-in oven, integral dishwasher and fridge, Belfast sink unit with matt black mixer taps, uPVC double glazed window to the rear and 2 Velux windows which provide a flood of natural light. There is a Cornish tiled floor and graphite central heating radiator.



Sun Lounge/Utility

8'10" x 5'10" (2.69m x 1.78m)

Peacefully situated to the rear of the property, having uPVC double glazed patio doors which lead directly into the rear gardens, plumbing for a washing machine, sealed unit double glazed windows and laminate flooring.

FIRST FLOOR:

Landing

Bedroom 1

11'0" x 9'10" (3.35m x 3.00m)

Situated to the front of the property, having a central heating radiator, uPVC double glazed window, feature open grate fireplace with heavy stone mantel above, and exposed ceiling beams.

Bedroom 2

6'9" x 5'2" (2.06m x 1.57m)

With a uPVC double glazed window and central heating radiator.



Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, double width walk-in shower cubicle with rainwater head, additional hose attachment and tiled walls, and a ceramic wash bowl set on to a timber plinth with cupboards beneath and freestanding chrome mixer taps. There is a graphite tall central heating radiator, uPVC double glazed window and sunken LED lighting.

OUTSIDE:

To the front of the property there is a generous lawned garden with drystone walling. To the rear there is a full width flagged patio/seating area with adjacent off road parking space.

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 proceed straight ahead, the subject property will be found on the right hand side clearly identified by the 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.

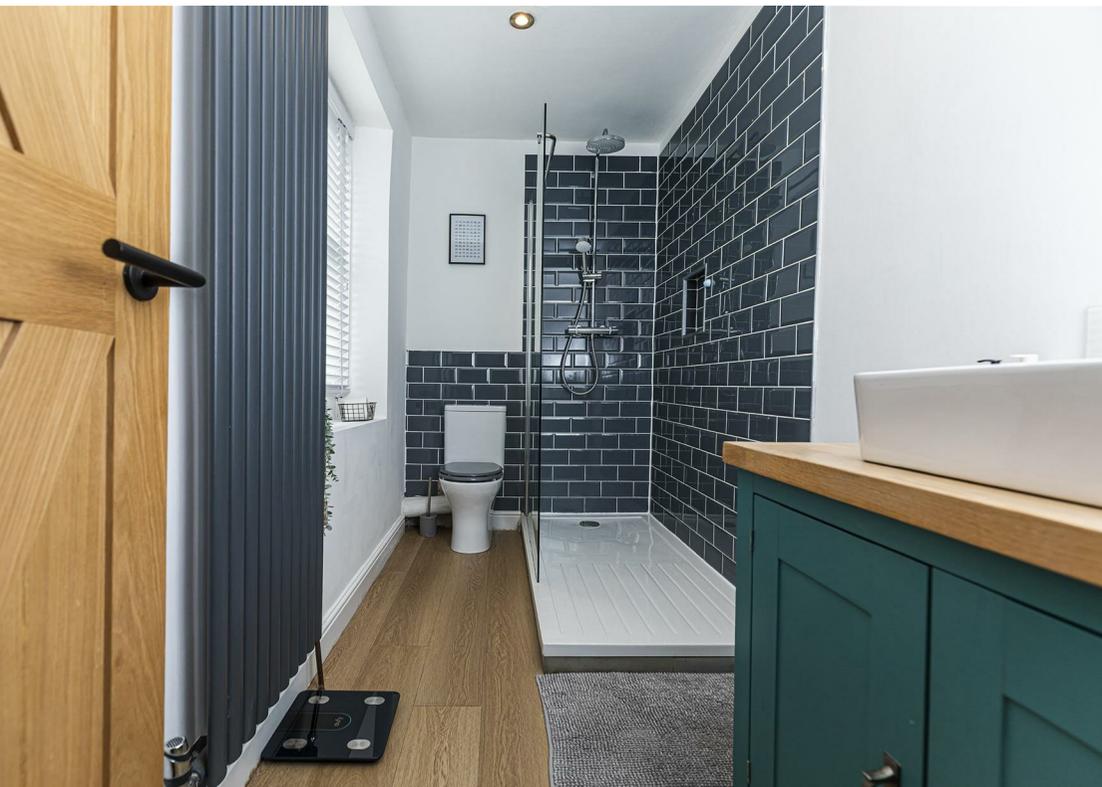
ONLINE CONVEYANCING SERVICES:

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.

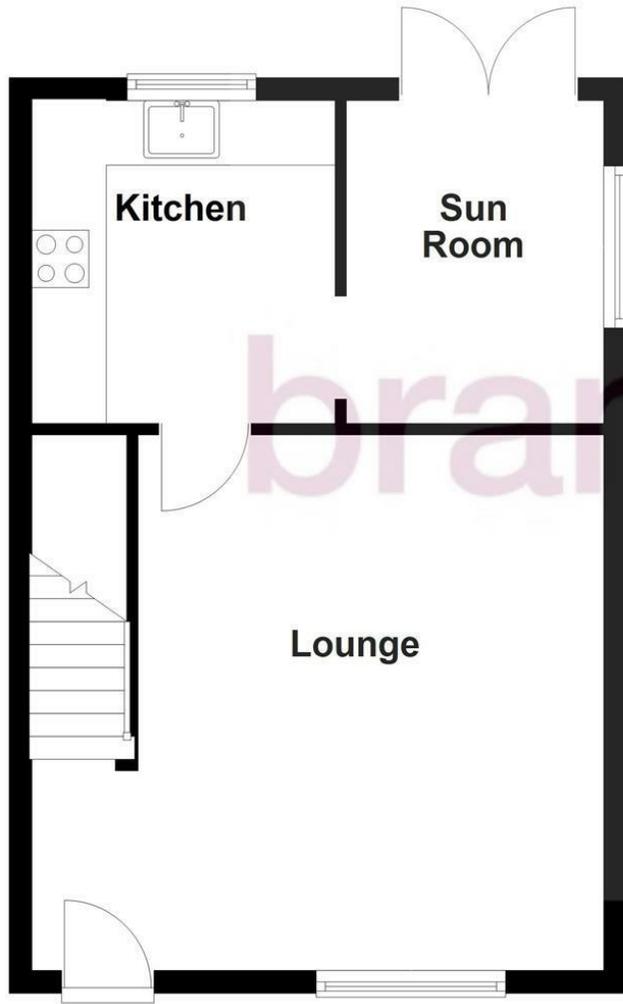
VIEWINGS:

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

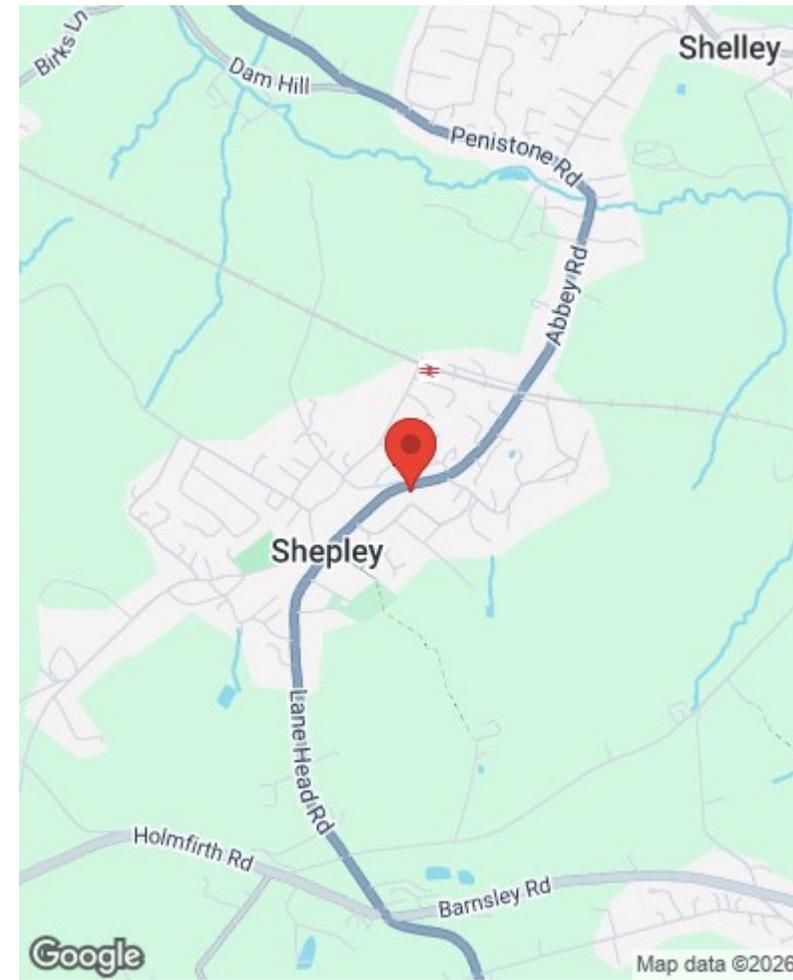




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	69	
(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:

- 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 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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