



Applegate
Properties



Penistone Road, Shelley, Huddersfield, HD8 8JB

Offers in the region of: £465,000

A most characterful yet modernised stone detached cottage with large detached garage and generous gardens affording versatile four bedroom 'upside down' accommodation close to regarded schools and village amenities.

- Detached Stone Cottage
- Four Bedroom Plus Study
- Flexible Upside Down Interior
- Generous Garden & Garage



PROPERTY DESCRIPTION

Nestled in a generous plot set down from the roadside is this most attractive detached stone cottage. Offering flexible four bedroom accommodation, this most interesting property includes a wealth of character including exposed beams and vaulted ceilings, alongside more modern features. Occupying a generous plot with terraced gardens, large gated driveway and detached garage/workshop with loft space, the property may well be of interest to the family buyer, being also located close to regarded schooling.

In brief the accommodation comprises: Entrance Hall with Utility/Store and Cloaks/w.c, fitted Breakfast Kitchen with central island and integrated appliances, open-plan Dining/Sitting Room with doors to garden and opening to Living Room with vaulted ceiling and feature fireplace. A further landing with useful cloaks storage leads to a study/home office and House Bathroom furnished with a contemporary four piece white suite.

Stairs to the lower floor lead to a lower lobby with useful storage/wardrobe space and four bedrooms, the Principal being of a good size with En suite shower room.

Externally, the property is approached by a gated driveway leading to a large detached stone garage with doors to front and rear and further useful boarded loft space (ladder access). To the front is a good sized lawn with terraced gardens and steps leading down to the property having further patio seating areas.

EPC: D
Tenure: Freehold
Council Tax: D

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.

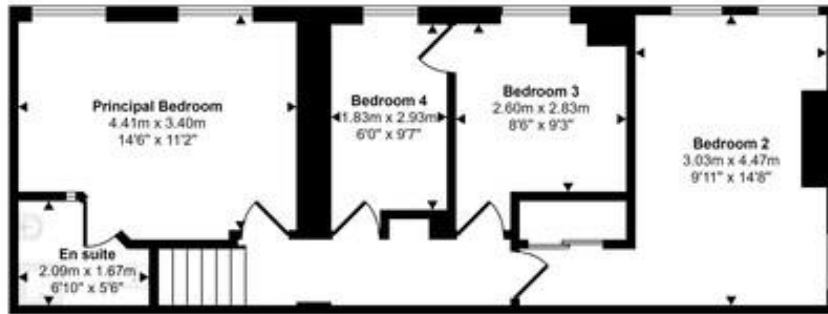




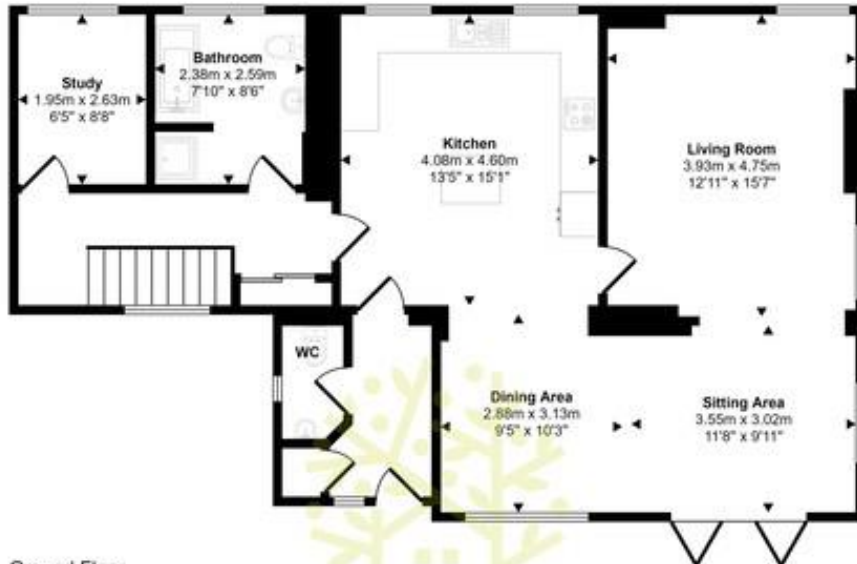




Approx Gross Internal Area
224 sq m / 2407 sq ft

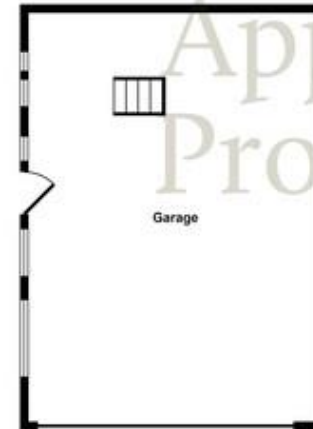


Lower Ground Floor
Approx 58 sq m / 625 sq ft

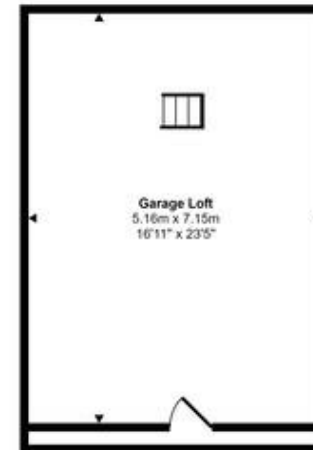


Ground Floor

Ground Floor
Approx 90 sq m / 968 sq ft



Garage
Approx 37 sq m / 396 sq ft



Garage Loft
Approx 39 sq m / 418 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED