



Applegate
Properties



- Stone Cottage
- Two Double Bedrooms
- Extended To Rear
- Garage and Gardens

East View, Shelley, Huddersfield, HD8 8LL

Guide Price £260,000 - £275,000

A characterful yet modernised and extended two double bedroom cottage with gardens, double driveway and detached garage located in desirable semi-rural village setting.



PROPERTY DESCRIPTION

Occupying a pleasant tucked away position, set back from the roadside is this attractive mid stone cottage. Being extended to the rear and affording deceptively spacious accommodation, the property has a characterful yet modern interior and is presented to a good standard throughout. Being located close to village amenities, regarded local schooling and open countryside, the property may well suit the needs of a variety of buyers including the first time buyer, young family or down-sizer.

Having gas central heating and double glazing the accommodation comprises: Front Entrance lobby with composite style door leading to inner hall, spacious yet cosy Living Room including feature stove effect gas fire in stone hearth with exposed ceiling beams, spacious Dining Kitchen fitted with a range of modern units, pantry store and rear door to garden.

To the First Floor are two double bedrooms (main offering potential to split, subject to relevant consents) and Bathroom furnished with a four piece white suite including separate shower cubicle.

Externally, the property has a long foregarden with further patio garden leading to front door (access path for neighbours). A shared lane to the side leads to a generous block paved double driveway giving access to a substantial stone built detached garage with electrically operated front roller door, full power and lighting and rear door to garden. Currently used as a home gym, the garage may well offer potential other uses including home office (subject to consents). A gate leads to a good sized rear garden including lawn, paved patio and raised borders.

Agents note: it is believed neighbouring properties have a right of access over the front of the property. Contact the office for further details.

Tenure: Freehold
EPC: C
Council Tax: A

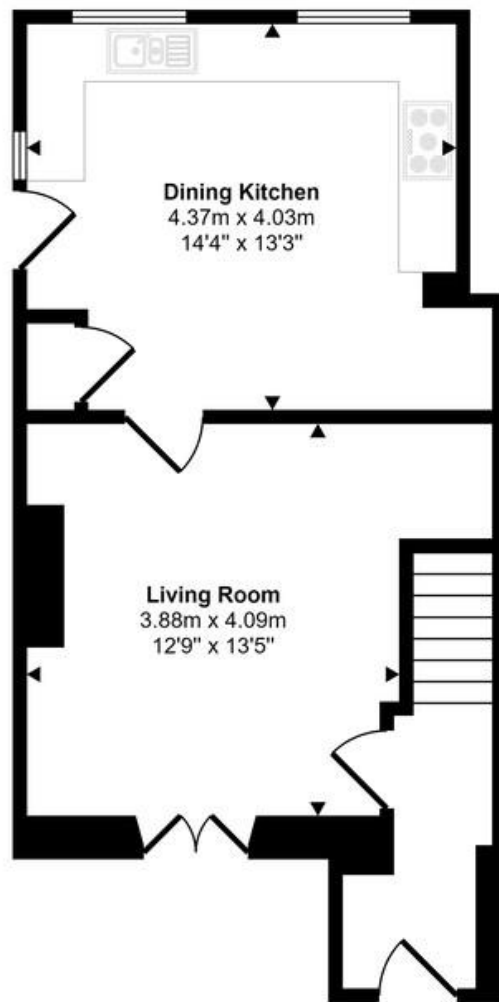
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contract 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.



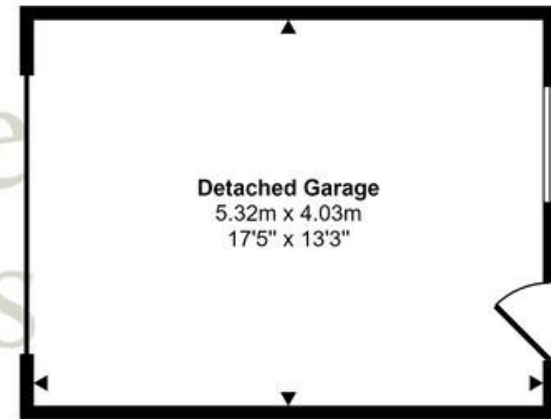
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Approx Gross Internal Area
100 sq m / 1078 sq ft



First Floor
Approx 36 sq m / 389 sq ft



Garage
Approx 21 sq m / 231 sq ft

Ground Floor
Approx 43 sq m / 459 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		88 B
69-80	C	74 C	
55-68	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.

Copyright: Drawing by Applegate Properties

Measurements

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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