



Applegate
Properties



- Attractive stone cottage
- Two Bedrooms
- Nearby Parking and Patio Garden
- Characterful yet modernised

Abbey Road, Shepley, Huddersfield, HD8 8AB Offers In The Region Of: £179,950

An attractive, characterful and spacious two bedroom stone cottage with additional parking and patio garden close to centre of desirable Shepley village.

PROPERTY DESCRIPTION

Occupying a central position close to the varied and regarded shops, schools and amenities of popular Shepley village is this attractive double fronted stone cottage. Affording a wealth of character including exposed beams and log burning alongside more contemporary and stylish improvements, the property may well be of interest to a variety of buyers including the first time buyer, down sizer or young family.

Having the added benefit of nearby parking and patio garden the accommodation comprises: Entrance to spacious Dining Kitchen fitted with a range of contemporary units, useful under stairs store and door with stairs to first floor, spacious yet cosy Living Room which includes a feature log burning stove set within a stone fireplace and exposed ceiling beams.

To the First Floor a split level landing with dual access to main bedroom and may offer the potential to split or re-configure (subject to relevant consents) and currently offers a Spacious through Principal Bedroom, inner landing with galleried second landing, second bedroom with fitted storage again with dual access and House Bathroom furnished with a four piece suite including separate shower cubicle and tiled surround.

Externally, the property includes the addition of a parking and raised patio garden with space for seating, log store and shed, all situated only a short distance away at the end of the row.

EPC: D.

Tenure: Freehold

Council Tax: A

Personal Interest: Within the meaning of the Estate Agents Act (1979), we must advise that the vendor of this property is a relative of an Applegate Properties staff member.

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.

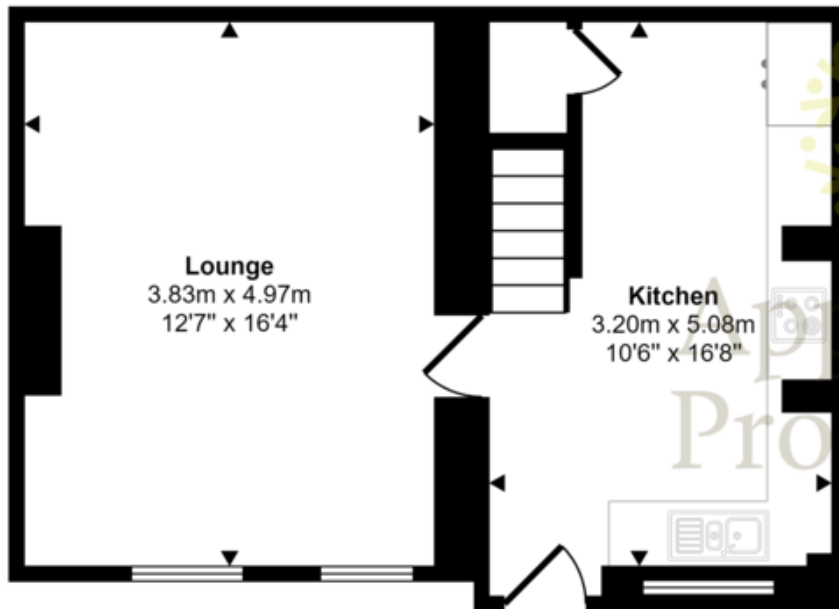




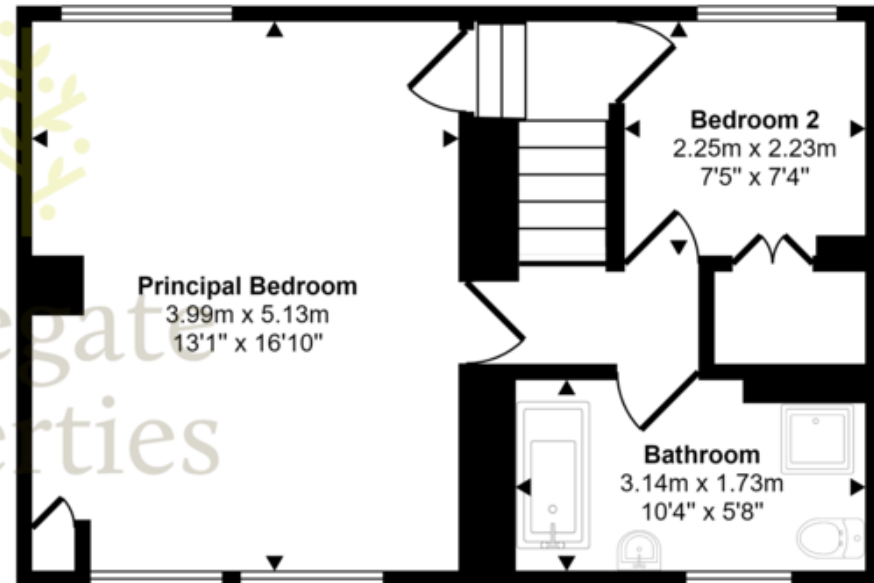
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Approx Gross Internal Area
78 sq m / 844 sq ft



Ground Floor
Approx 39 sq m / 417 sq ft



First Floor
Approx 40 sq m / 427 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 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