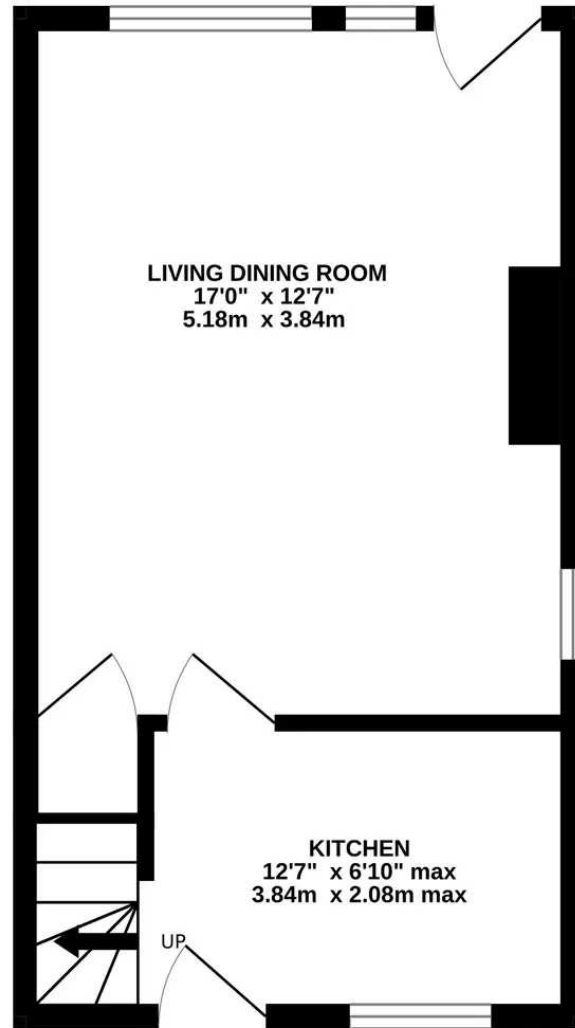




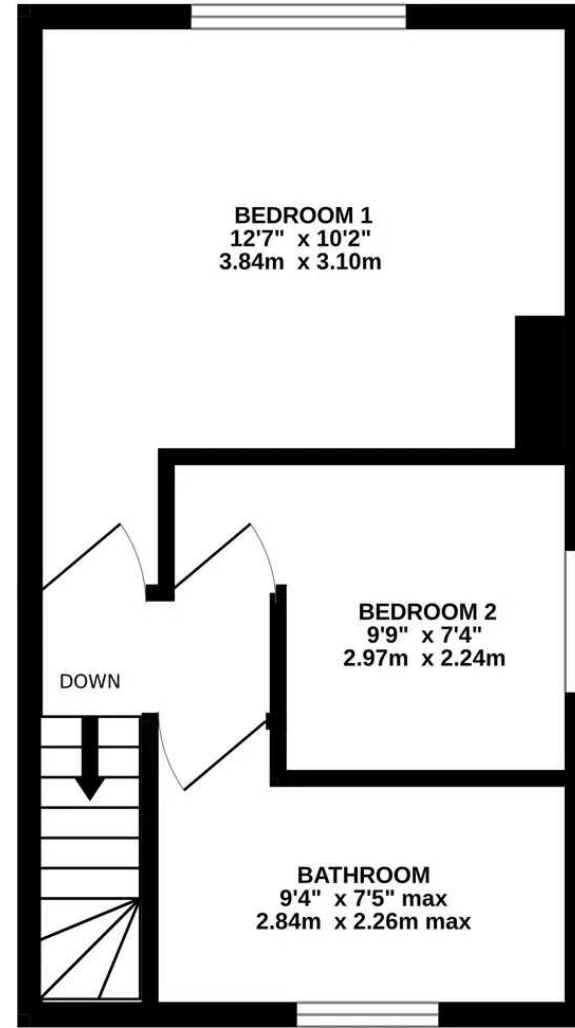
109 Huddersfield Road, Shelley
Huddersfield

Offers in Region of **£220,000**

GROUND FLOOR



1ST FLOOR



HUDDERSFIELD ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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109 Huddersfield Road

Shelley, Huddersfield

A charming stone built and rendered cottage with characterful and beautifully presented accommodation overlooking a generous and enclosed rear garden.

Situated within sought after Shelley village, well placed for access to surrounding Towns and Cities and with railway stations in neighbouring Shepley, Stocksmoor and Denby Dale.

The accommodation is served by a gas central heating system, PVCU double glazing and briefly comprises to the ground floor, fitted kitchen and living/dining room. First floor landing leading to two bedrooms and bathroom.

Gardens are laid out to both front and rear.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Large enclosed rear garden
- Beautifully presented and well appointed
- Characterful Cottage
- Popular village location





External

A timber and frosted double glazed door leads into the kitchen.

Kitchen

12' 7" x 6' 10" (3.84m x 2.08m)

Adjacent to the door there is a PVCU double glazed window, there are inset ceiling downlighters, tiled floor and fitted with a range of cream shaker style base and wall cupboards, pan drawers, contrasting overlying Oak worktops with tiled splashbacks, four ring gas hob with stainless steel extractor hood over and stainless steel electric fan assisted oven, integrated fridge, integrated washing machine (all by Hotpoint), inset one and a half bowl sink with brushed stainless steel mixer tap, cupboard housing a Worcester gas fired central heating boiler and to one side there are stone steps together with partly exposed stonework and these lead to the first floor. From the kitchen a timber and frosted glazed door opens into the living/dining room.

Living/Dining Room

17' 0" x 12' 7" (5.18m x 3.84m)

As the dimensions indicate this is a spacious and well proportioned reception which is located to the rear of the property with PVCU double glazed windows looking out across a generous enclosed garden with further natural light to the side elevation. There is also an aluminium frosted double glazed door giving access to the garden. As the main focal point to the room there is a lovely stone fireplace with raised stone hearth and home to a remote control log effect gas stove, there is a beamed ceiling, window seat and oak flooring. Beneath the stairs there is a useful storage cupboard with recessed shelving and space for tumble dryer.



First Floor Landing

With loft access. From the landing access can be gained to the following rooms :-

Bedroom One

12' 7" x 10' 2" (3.84m x 3.10m)

A double room with two windows looking out over the rear garden. As the main focal point there is a chimney breast with decorative stone fireplace.

Bedroom Two

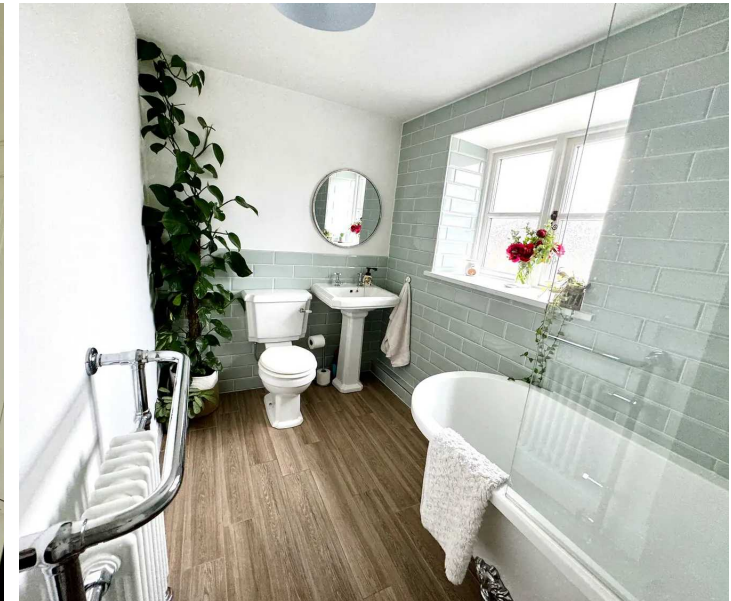
9' 9" x 7' 4" (2.97m x 2.24m)

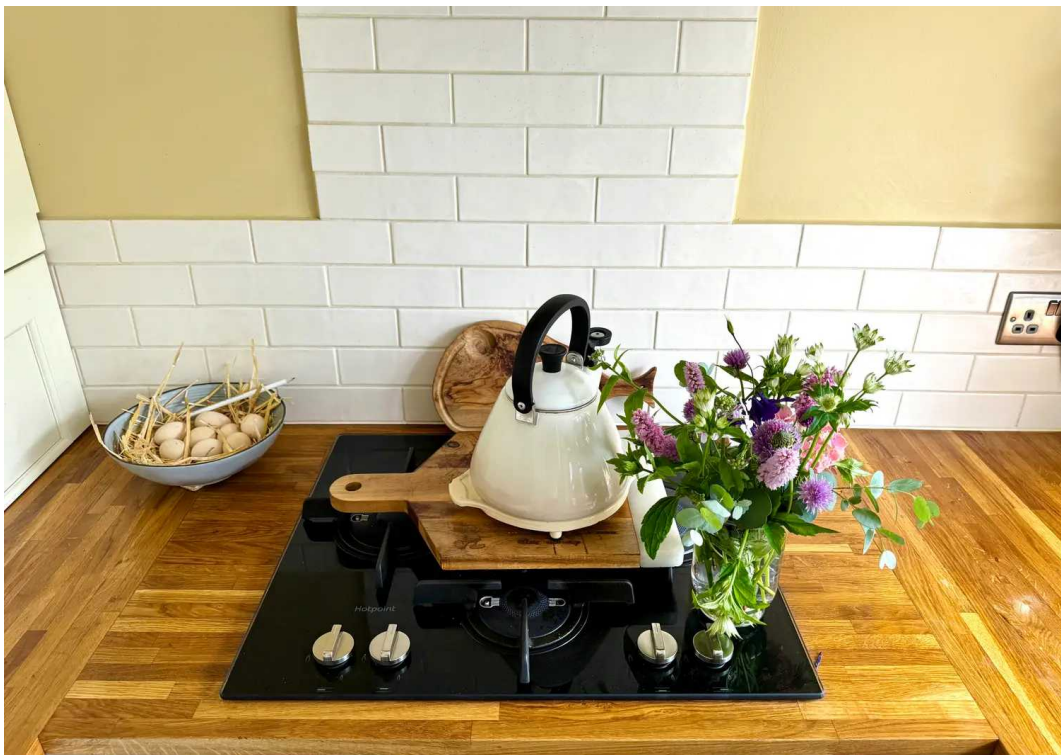
With a window to the side elevation enjoying some far reaching views over the roof tops.

Bathroom

9' 4" x 7' 5" (2.84m x 2.26m)

Once again this is of generous proportions and has part tiled walls (floor to ceiling to sections) there is a tiled floor, chrome heated towel rail incorporating a column radiator and fitted with a suite comprising pedestal wash basin, low flush w.c. and roll top bath resting on ball and claw feet with glazed shower screen and chrome shower fitting incorporating fixed shower rose and separate hand spray.





Front Garden

To the front of the property there is a stone crazy paved area bordered by a stone wall with wrought iron hand gate from here this gives access to the kitchen.

Rear Garden

To the left hand side of the cottage there is a passage way which leads to a timber hand gate which provides access to a large enclosed rear garden which is bordered by timber fencing and dry stone walling. The majority of the garden is lawned together with planted flowers and shrubs to the borders and a timber chicken coop.

Directions

Using satellite navigation enter the postcode HD8 8HF

ON STREET





VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878 **BOUNDARY OWNERSHIP** The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act) **COPYRIGHT** Unauthorised reproduction prohibited.

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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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