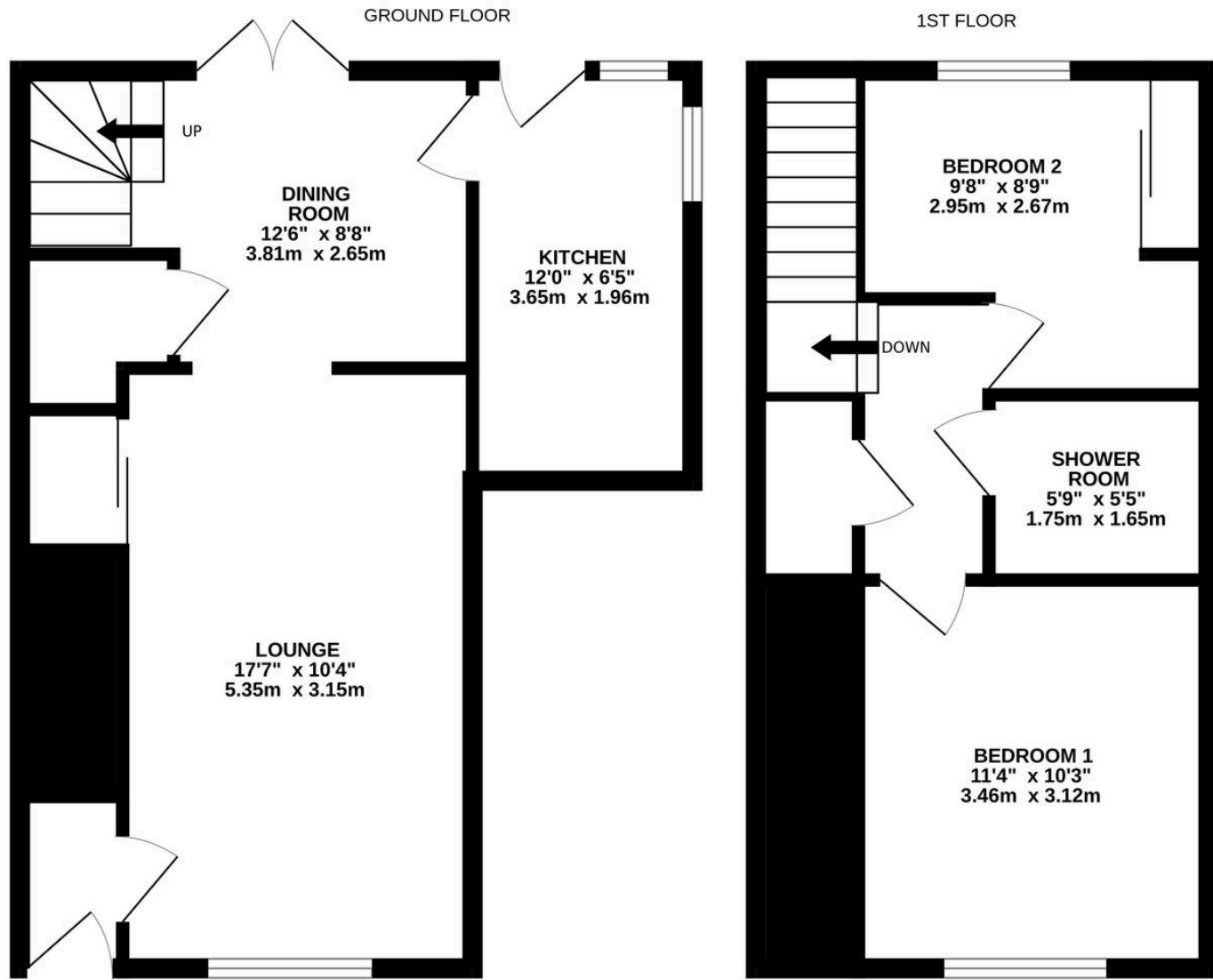




Lea View Cottage, Huddersfield Road, Shelley

Huddersfield, HD8 8LB

Offers in Region of **£250,000**



HUDDERSFIELD ROAD

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Lea View Cottage, Huddersfield Road

Shelley, Huddersfield, HD8 8LB

A BEAUTIFUL, GRADE II LISTED, PERIOD STONE COTTAGE, SET-BACK FROM HUDDERSFIELD ROAD AND SITUATED IN THE POPULAR VILLAGE OF SHELLEY. OCCUPYING AN ELEVATED POSITION AND TAKING FULL ADVANTAGE OF PLEASANT OPEN ASPECT VIEWS ACROSS THE VALLEY. THE COTTAGE BOASTS CHARACTER FEATURES AND PLEASANT GARDEN TO THE FRONT WITH USEFUL LOW MAINTENANCE PEBBLED COURTYARD TO THE REAR WHICH IS UNADOPTED, AND IS UTILISED FOR OFF STREET PARKING. THE PROPERTY IS IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, WITH PLEASANT WALKS NEARBY AND IS A SHORT DISTANCE FROM LOCAL AMENITIES.

The accommodation briefly comprises of entrance, spacious lounge with turbo charged multi-fuel burning stove, formal dining room and kitchen to the ground floor. To the first floor there are two double bedrooms, and the house shower room, the principal bedroom being particularly spacious and enjoying panoramic views across the valley. There is gas central heating throughout. Externally there is an enclosed garden to the front with lawn and patio area, to the rear is a low maintenance pebbled area which is unadopted.

Tenure Freehold.
Council Tax Band B.
EPC Rating D.







GROUND FLOOR

ENTRANCE PORCH

4' 6" x 2' 10" (1.37m x 0.86m)

Enter into the property through a double glazed timber front door into the entrance porch. The entrance porch is decorated to a high standard and features a ceiling light point and an oak door proceeding to the lounge. The window on the front door provides a fabulous open aspect view across the properties gardens and with far reaching views over the valley.

LOUNGE

17' 7" x 10' 4" (5.36m x 3.15m)

As the photography suggests the lounge is a generous proportioned light and airy reception room which enjoys a great deal of charm and character with partly exposed timber beams to the ceilings and a fabulous bank of double glazed, hardwood windows with stone mullion to the front elevation with window seat beneath. Which provides a fantastic view across the properties mature and well stocked gardens and with panoramic views across the valley in the distance. The lounge features inset spotlighting to the ceilings, two wall light points, television and telephone points and a door way proceeds to the formal dining room. Additionally, there is a fitted cupboard recessed into the alcove and the focal point of the room is the inset fireplace with a turbo charged multi-fuel burning stove which is set upon a raised granite hearth and with ornate timber mantle surround.



SECOND RECEPTION ROOM

12' 6" x 8' 8" (3.81m x 2.64m)

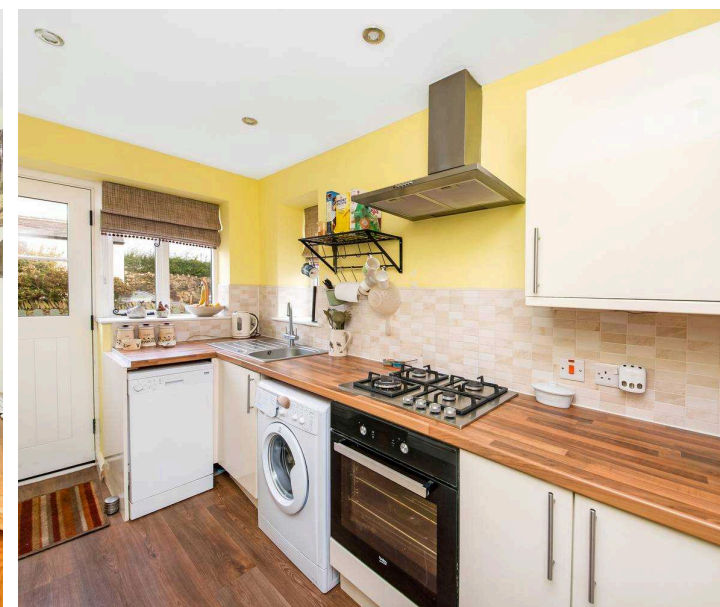
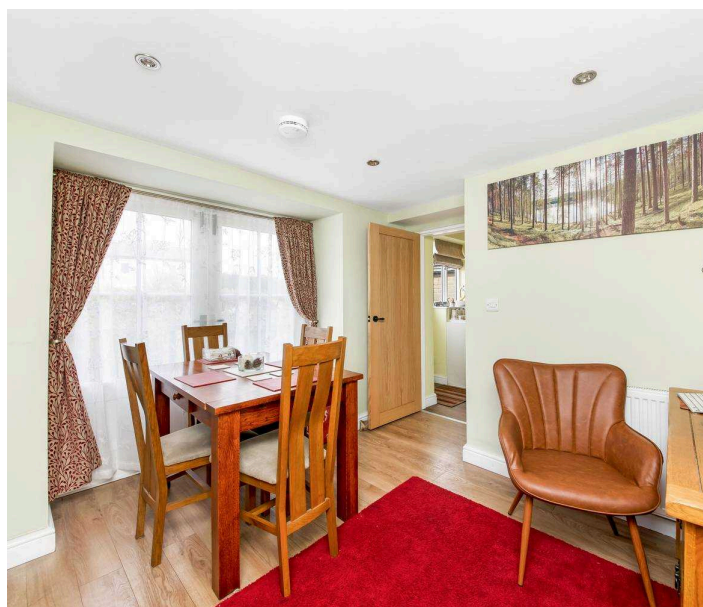
This versatile space can be utilised for a variety of uses.

Again, the room enjoys a great deal of natural light which cascades through the double glazed, hard wood French doors to the rear elevation, which provide direct access to the gardens and also provide the room with a great deal of natural light. The room is currently utilised as a formal dining room/home office and it features inset spotlighting to the ceilings, a radiator, a kite winding staircase with wooden banisters proceeds to the first floor and there is an oak door leading into the kitchen. Additionally, there is a useful under stairs storage cupboard.

KITCHEN

12' 0" x 6' 5" (3.66m x 1.96m)

The kitchen features a wide range of fitted wall and base units with high gloss cupboard fronts and with complimentary rolled edge work surfaces over, which incorporate a single bowl stainless steel sink and drainer unit with brushed chrome mixer tap. The kitchen is equipped with built in appliances which include a four ring gas hob with canopy style cooker hood over and a built in electric oven. There is a integrated fridge and freezer unit, plumbing for a dishwasher and provisions and plumbing for an automatic washing machine. The kitchen features tiling to the splash areas, under unit lighting, a radiator and a double glazed external hardwood door to the rear elevation. Additionally, there are dual aspect, double glazed hardwood windows to the rear and side elevations and inset spotlighting to the ceilings.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing which features a double glazed window to the rear elevation with natural stone sill. There is a partly exposed timber beam to the ceilings, three ceiling light points over the stairwell and then inset spotlighting to the main landing area. There are oak doors providing access to two double bedrooms and the house shower room and there is a loft hatch with drop down ladder providing access to a useful attic space. Additionally, there is a handy storage cupboard.

BEDROOM ONE

11' 4" x 10' 3" (3.45m x 3.12m)

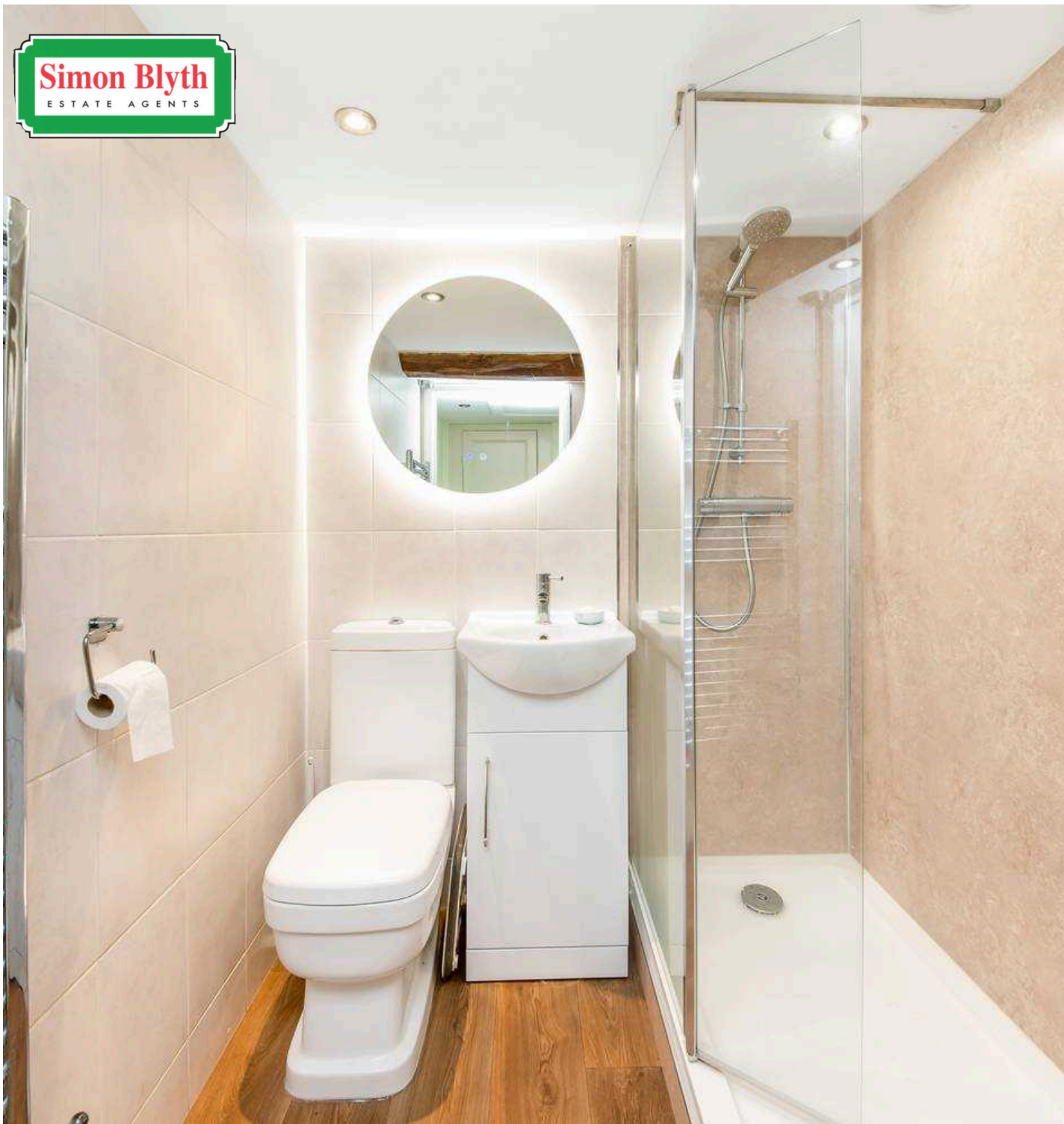
Bedroom one is a generous proportioned, light and airy double bedroom which has ample space for freestanding furniture, there is a bank of double glazed, mullioned windows to the front elevation which has breath taking panoramic views across the valley far into the distance. There is inset spotlighting to the ceilings, a radiator and a fabulous, partly exposed timber beam to the ceilings.

BEDROOM TWO

8' 9" x 9' 8" (2.67m x 2.95m)

Bedroom two again is a light and airy double bedroom which features a bank of double glazed stone mullioned windows to the rear elevation. There is an impressive vaulted ceiling with exposed timber beams and timber truss on display, inset spotlighting to the ceilings, a radiator and the room benefits from recess shelving and fitted wardrobes which have hanging rails and shelving in situ.





SHOWER ROOM

5' 5" x 5' 10" (1.65m x 1.78m)

The shower room, which has been recently modernised features a contemporary three piece suite which comprises of a fixed frame walk-in shower cubicle with thermostatic shower and glazed shower guard, a low level w.c with push button flush and a broad wash hand basin with chrome monobloc mixer tap and vanity cupboard beneath. There are part tiled and part panelled walls to the splash areas, inset spotlighting to the ceilings and a chrome ladder style radiator. Additionally, there is an extractor vent and a partly exposed timber beam to the ceilings and a wall mounted back lit LED vanity mirror.

EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from an enclosed, mature and well stocked garden, which features a lawn area with stone pathway that meanders through the lawn and leads directly to the front door. There is a front patio which takes full advantage of the fabulous open aspect views and enjoys the sun throughout most of the day. There are well stocked flower and shrub beds and attractive drystone wall boundaries.

REAR GARDEN

Externally, to the rear there is a shared courtyard which is low maintenance and is utilised by the subject property as well as neighbouring cottages for off-street parking as well as gardens. As the photography suggests, Lea View cottage has a pleasant enclosed space utilised for alfresco dining and enjoying the afternoon and evening sun. There are external lights and a gate which leads to the main courtyard area. Please note that there is pedestrian and vehicular rights of access for the subject property and neighbouring cottages.



ADDITIONAL INFORMATION

There is a low maintenance, pebbled courtyard to the rear which is unadopted. It is currently utilised for off-street parking. There is gas central heating throughout.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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)

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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

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Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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