

82 Jenkyn Lane,
Shepley HD8 8AW

OFFERS IN THE REGION OF
£240,000



OOZING WITH POTENTIAL AND OFFERING A SOUGHT AFTER, SPACIOUS CORNER PLOT, THIS THREE BEDROOM SEMI-DETACHED STONE BUILT PROPERTY IS BROUGHT TO THE MARKET WITH NO ONWARD CHAIN. EPC: D

PAISLEY
PROPERTIES

ENTRANCE PORCH

You enter the property through a partially glazed upvc door into this inviting porch where there is plenty of space to store shoes. A door leads to the entrance hall.

HALLWAY

Stairs ascend to the first floor from this welcoming hallway and an under stairs cupboard provides space for storing household items. Doors lead to the living room and kitchen.

LOUNGE 15'6" approx x 11'7" max

This fabulous lounge is bright and airy with a large window looking towards the magnificent country side views right on the doorstep. To one wall, a central fire place makes a lovely focal point for the room and there is ample space for free standing furniture. Doors lead to the entrance hall and sliding glazed doors open up to the dining room to really enhance the space on offer.



DINING ROOM 11'7" approx x 7'11" approx

To the rear of the property is this well proportioned dining room, which can easily accommodate a dining table and chairs. The room is located next to the kitchen and a rear facing window looks over the large garden. A door leads to the kitchen and sliding glazed doors open up to the lounge.



KITCHEN 14'9" max x 7'10" max

This spacious kitchen is fitted with a range of cream and wood wall and base units, coordinating roll top work surfaces and a stainless steel sink and drainer with mixer tap over. There is an integrated electric oven and hob with space/plumbing for a washing machine, dishwasher and free standing fridge freezer. Two rear facing windows allow an abundance of light to fill this room and provides a pretty outlook over the garden. Doors lead to the hallway, dining room and garage while an external glazed door provides access to the side of the property.



FIRST FLOOR LANDING

Stairs ascend from the hallway to the first floor landing which has a useful storage cupboard and a side facing window lets natural light flood the space. Doors lead to the bedrooms and house bathroom.

BEDROOM ONE 11'10" approx x 11'11" max

Enjoying far reaching views towards the open countryside directly opposite,, this lovely double bedroom has a bank of fitted wardrobes to one wall and plenty of space for freestanding furniture. A door leads to the landing.



BEDROOM TWO 11'8" max x 9'2" approx

Located to the rear of the property is another generous double bedroom that enjoys a lovely view out over the garden from its rear facing window. A shower cubicle with electric shower is built in to the corner of the room and there is ample space for other items of freestanding bedroom furniture. A door leads to the landing.



BEDROOM THREE 6'7" approx x 8'10" approx

A single bedroom is located at the front of the property with a built in storage cupboard utilising the bulk head for the staircase. This room would make an ideal children's room, home office or hobby room. A door leads to the landing



HOUSE BATHROOM 8'9" approx x 5'5" approx

Fitted with a white three piece suite including bath with electric shower over, pedestal hand wash basin and low level WC. The room is partially tiled with white tiles and there is contrasting vinyl flooring. There is a rear facing obscured glass window and a door leads onto the landing.



REAR GARDEN

To the rear of the property is a large, well established garden that is mainly laid to lawn and has both fences and mature shrubs around the perimeter creating privacy from neighbouring properties. A shed to the corner of the garden provides storage for garden tools and equipment and a gate provides access around the side of the property to the front.



FRONT, GARAGE AND DRIVE

To the front of the property there is a well-maintained lawned garden that has mature shrubs and plants along the border and a tarmac driveway provides off road parking for multiple vehicles. The drive leads up to a single integral garage which has an electric door, power and light. The driveway continues around the side of the property where a gate provides access to the rear garden and a side door leads into the kitchen. Across the road are open fields and magnificent far reaching views.



AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

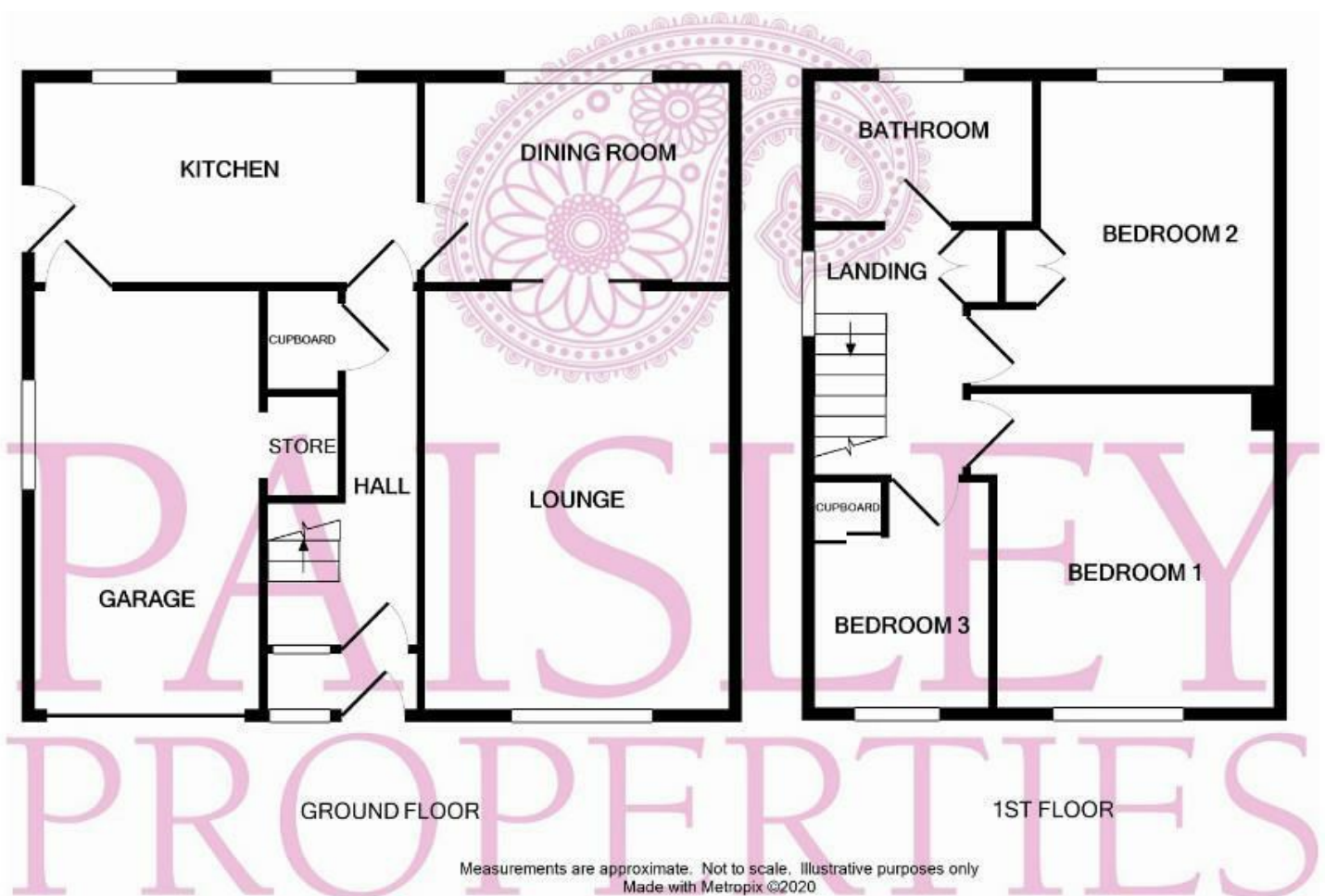
You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES

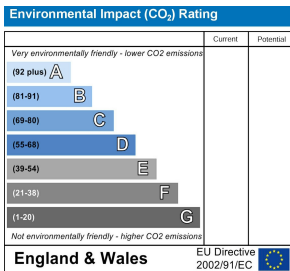
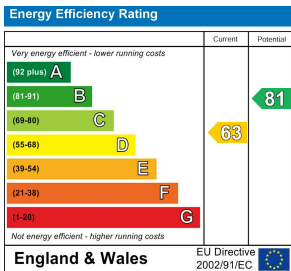
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

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Measurements are approximate. Not to scale. Illustrative purposes only
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