



47 Far Bank, Shelley, Huddersfield, HD8
SHS

belong 
by James White

£210,000 Freehold



- Lovely and homely two bedroom cottage
- Parking for two cars
- Enclosed easy to maintain garden
- Gas central heating system and double glazing
- Attractive modern kitchen and bathroom fittings
- Delightful lounge with feature timber fireplace
- Useful utility cellar. Part boarded loft for additional storage
- Popular location with local walks and scenery
- Well placed for local schooling and for business travellers too
- View our 360° Virtual Reality Viewer and Video Tour on Belong's own website

Some houses just wrap their arms around you the moment you enter.

This truly delightful two bedroom cottage is one such property in our opinion.

It will make a fabulous first home for someone, or for somebody that might be down-sizing, or indeed somebody seeking a "lock up an leave" property.

A through by-light terraced cottage which is not immediately looked onto by houses front and rear. Glance out of the windows and one will see pleasant outlooks to both elevations.

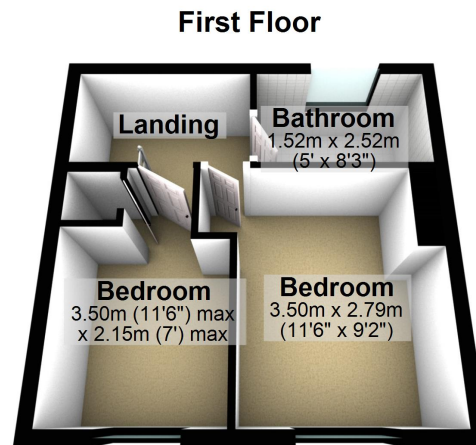
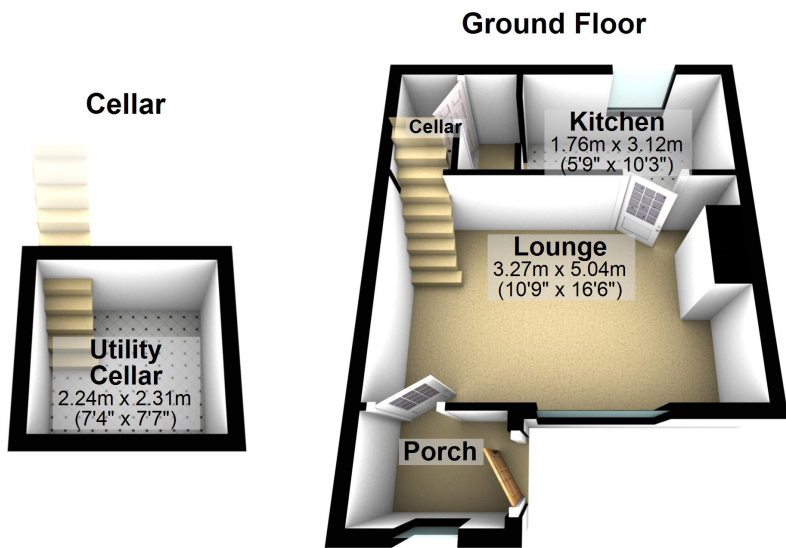
The property has a gas central heating system and double glazing, and also comes with the added bonus of two off road parking spaces and a low maintenance front garden, which is ideal for alfresco dining on sunny afternoons and evenings.

Enter into a useful front porch which leads into the lovely living room. A feature timber fire surrounds hosts a living flame gas fire, and stairs rise to the first floor. Into the kitchen where one will find a fitted oven, hob and cooker hood. There are modern fitted units and worktops. There's an additional kitchen area at the top of the cellar steps, where the boiler lives and additional storage.

Go down the steps into a useful utility cellar as depicted in the images and tours in our listing.

On the first floor one will find a landing which has sufficient space for a small desk. There are two bedrooms (one with built-in storage over the stairs), and an attractive bathroom with a white suite and shower over the bath. The loft provides some additional storage and is part boarded.





Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A		89	
(81-91)	B			
(69-80)	C			
(55-68)	D		47	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales		EU Directive 2002/91/EC		



www.wherewebelong.co.uk

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