



Dam Hill, Shelley Huddersfield HD8 8JH

welcome to

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SITUATED TO A HIGHLY SORT AFTER VILLAGE LOCATION IS THIS CHARMING TWO/THREE BEDROOM GRADE II LISTED SEMI DETACHED WEAVERS PROPERTY. BOASTING STUNNING VIEWS TO THE FRONT, DRIVEWAY WITH GOODSIZE DETACHED GARAGE. IDEAL DEVELOPMENT OPPORTUNITY WITH AN IMPRESSIVE AMOUNT OF GARDEN/WOODLAND TO THE SIDE.

Auctioneer's Comments

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Summary

Charming semi detached Grade II weavers cottage, known as weavers cottage, set to this highly desirable location, with stunning views across the valley. Nestled in between Shelley and Thunderbridge. The property is in need of refurbishment, however comes with a development opportunity, with sizeable garden plot to the side.

Further enhanced by a driveway leading to a goodsized detached garage. The property offers flexible living accommodation with it being a weavers, and briefly comprises of kitchen, dining room, study space, utility and WC. Carpeted staircase leads to lounge/bedroom and house bathroom. Two bedrooms to second floor. The property is situated between Thunderbridge and Shelley, with excellent supporting commuter networks, local amenities and well regarded schooling.

Accommodation Entrance Hallway

Enter through timber door into entrance hallway, with vinyl and carpeted floor covering. Radiator.

Kitchen

10' 3" x 7' (3.12m x 2.13m)
With a good range of wall and base units, complimented by space for range master with double extractor unit over, space for fridge and freezer, tiled walls and vinyl floor covering. Obscured glass side panels. Window to front aspect.

Dining Room/Lounge

15' x 10' 6" (4.57m x 3.20m)
This characterful room, offers plenty of charm, with ceiling beams, and recessed stone fireplace with stone hearth and lintel, with fire and canopy over.

Study Space

11' 1" x 3' 10" (3.38m x 1.17m)
With two archways opening from dining room into this useful level of space.

Utility

10' x 9' 11" (3.05m x 3.02m)
Door access into utility room, with wall and base

units. Useful double built in storage cupboard.

Lobby Area

Step down into this spacious lobby area with stable door giving access to the front of the property. Also housing the ideal boiler.

Cloakroom

Door access into cloakroom with WC and wall hung sink. Tiled to dado height. Obscured double glazed window to front aspect.

Landing

Carpeted landing leading to lounge/bedroom three and house bathroom. Window to rear aspect. Radiator.

Lounge/Bedroom

21' 8" x 13' 2" (6.60m x 4.01m)
This spectacular lounge has plenty of natural light flooding in from the bank of mullion windows to front aspect, taking in the beautiful woodland aspect across the valley. Feature built in cupboard with shelving. This room could be utilised as a bedroom.

Bathroom

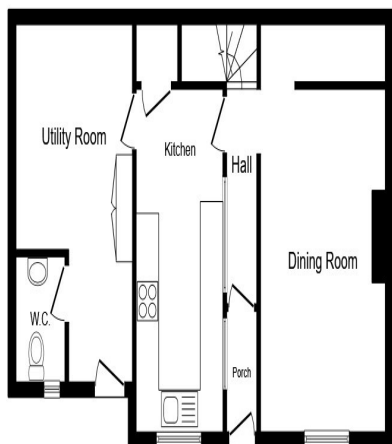
Three piece bathroom suite, bath with mirror shower over, pedestal wash hand basin and low flush WC. Tiled walls and floor covering.

Landing

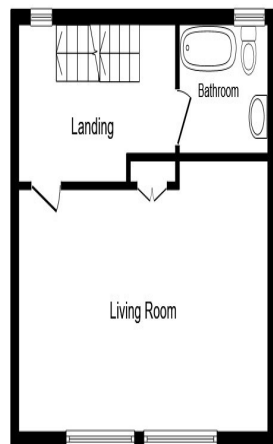
Carpeted staircase leading to second floor. Window to rear aspect.

Bedroom One

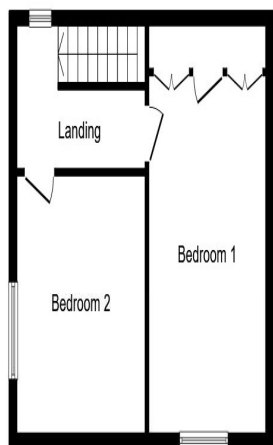
15' 11" x 10' 2" (4.85m x 3.10m)
Spacious carpeted bedroom with double glazed window to front aspect. Built in bedroom furniture,



Ground Floor



First Floor



Second Floor

Total floor area 128.9 m² (1,387 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Dam Hill,
Shelley Huddersfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ***NO UPPER CHAIN***
- Semi Detached Grade II Weavers Cottage

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: D

guide price
£225,000

directions to this property:

Leave Holmfirth via Station Road, proceed out towards New Mill, upon entering the village, take the left turn into Penistone Road (sign posted Barnsley) and carry on for approximately a mile and a half. After passing the Crossroads Public House, shortly after turn left into Marsh Lane, follow this road to the end, and turn left at the main road by the zebra crossing. Carry on through Shelley village and turn left onto Dam Hill

view this property online williamhbrown.co.uk/Property/HMF108069



Property Ref:
HMF108069 - 0006

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