



Applegate
Properties



- End townhouse
- Three bedrooms
- Corner position
- Gardens & parking

Elder Mews, Shelley, Huddersfield, HD8 8JU Offers in the region of: £230,000

A well presented three bedroom end townhouse with parking and garden in pleasant end of cul-de-sac corner position.



PROPERTY DESCRIPTION

A well presented three bedroom end townhouse with parking and garden in pleasant end of cul-de-sac corner position.

A delightful three-bedroom end townhouse, situated in the highly sought-after Shelley Park. Set on a pleasant corner plot within a popular cul-de-sac, this property is ideal for young families, offering the convenience of two parking spaces and a private garden, perfect for outdoor enjoyment.

Having gas central heating and double glazing throughout, the ground floor features a welcoming entrance hall, leading to a cozy living room that serves as a perfect space for family relaxation. The adjacent fitted dining kitchen provides ample space for both cooking and dining, with access directly to garden.

On the first floor, you will find landing with part boarded loft, three bedrooms and modern bathroom is equipped with a three-piece white suite and an over-bath shower. Located close to reputable schools, Elder Mews offers an excellent opportunity for first-time buyers or young families looking to upsize to a home that caters to all their needs. This charming townhouse presents a wonderful opportunity to settle in a friendly community. Don't miss your chance to make this lovely property your own.

EPC: C

Tenure: Freehold

Council Tax: C

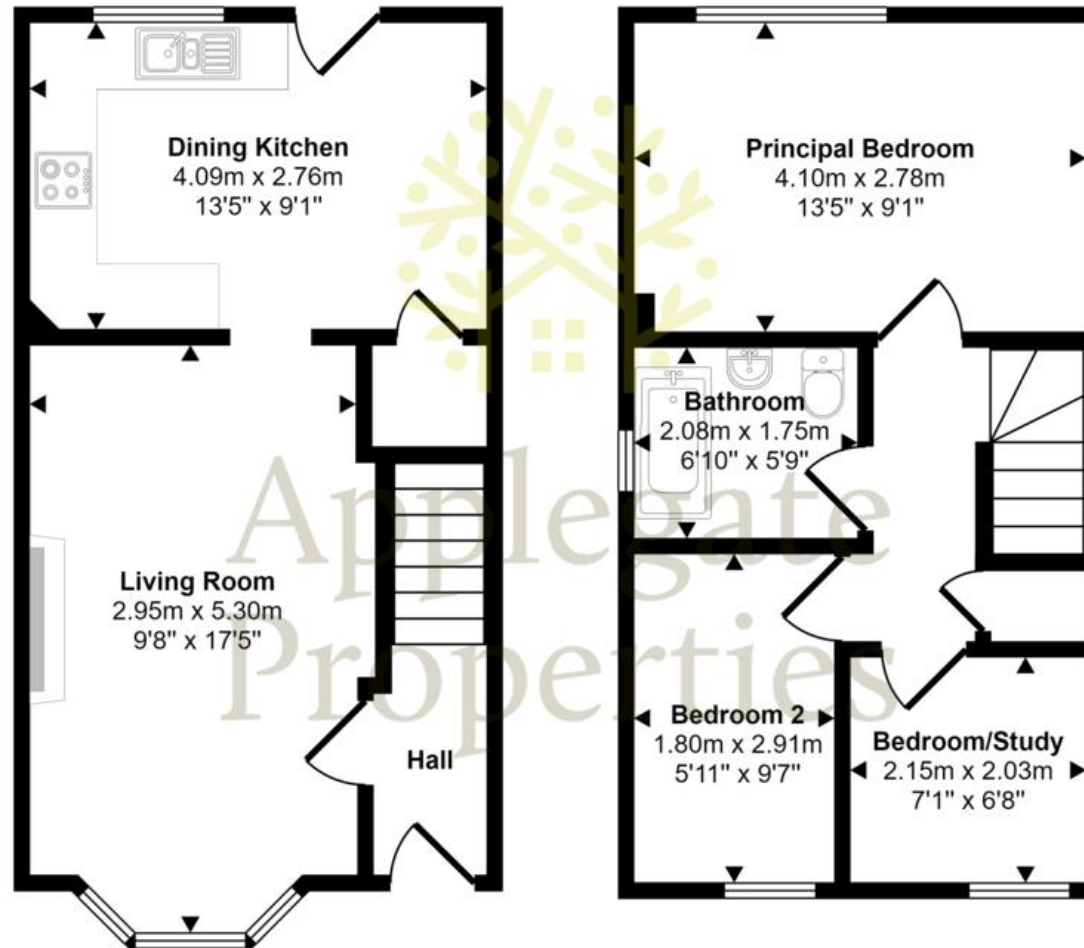
MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contract until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.





Approx Gross Internal Area
64 sq m / 689 sq ft



Ground Floor
Approx 32 sq m / 348 sq ft

First Floor
Approx 32 sq m / 342 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED