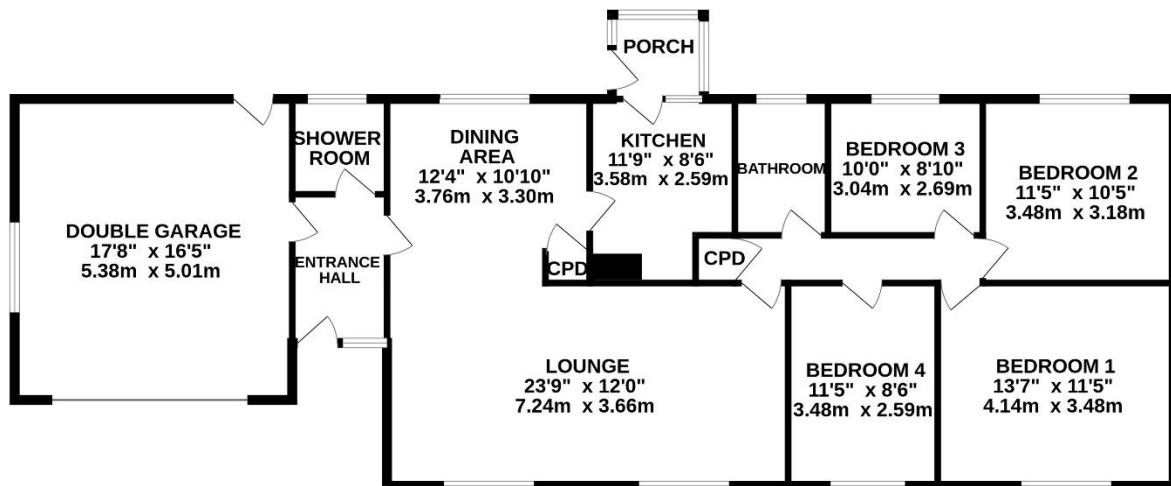


Simon Blyth

ESTATE AGENTS



PARK AVENUE, SHELLEY, HD8 8JG



PARK AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A beautifully positioned, large, detached, four-bedroom bungalow with substantial driveway, attached double garage and an accommodation that is well balanced and enjoying lovely views out over delightful gardens and long-distance views beyond. The home, which has gas fired central heating and double glazing, has an accommodation which is sure to surprise. It briefly comprises a good-sized entrance hallway, WC/shower room, fabulous open plan lounge and dining area, taking full advantage of the views over both the front and the rear gardens and beyond. It has a well-fitted kitchen, rear entrance porch, four bedrooms, all a good size, two large doubles and house bathroom.

Offers Around £450,000

ENTRANCE

High quality uPVC and leaded glazed door with matching glazed side panel gives access through to the entrance hall. This has dado panelling, coving to the ceiling, central ceiling light point. A personal door leads through to the double garage. Details of which are to follow. Further doorway leads through to the w.c. / shower room.



W.C. / SHOWER ROOM

Measurements –

With high level obscure glazed windows. The shower room has a central ceiling light point, ceramic tiled where appropriate, dado panelling to the remainder, pedestal wash hand basin, low level w.c., chrome shower cubicle with Mira sport max fittings. Doorway from the entrance hall leads through to the open plan Lounge / Dining area.



LOUNGE / DINING AREA

Measurements –

This, as the photographs and floor layout plan suggest, is a magnificent open space. It enjoys stunning views out over the gardens to the front and particularly beautiful views out over the rear gardens and rural scene beyond. The long-distance views are quite simply superb, and the gardens achieve a huge amount of afternoon and evening sun. The lounge is of particularly good size and has two very large windows giving super views out over the gardens, as previously mentioned, but also a huge amount of natural light into the room. There is coving, four wall light points, two central heating radiators and attractive fireplace. The flooring is high gloss, polished, and timber-effect. This continues through to the dining area which has a further central heating radiator, central ceiling light point, in-built cupboards and once again, a large window which enjoys the views. A doorway leads through to the kitchen.





KITCHEN

Measurements – 13'0" x 9'10"

This is fitted with units at both the high and low level. They have a good number of working surfaces, tiled splashbacks, inset stainless steel sink unit with mixer tap over, Bosch four ring gas hob with extractor fan in pull out canopy over and Bosch stainless steel and glazed fronted oven beneath. There is space and provision for a large, American-style fridge freezer. There is a uPVC and obscure glazed door with matching side panels giving access to the rear entrance porch.





REAR ENTRANCE PORCH

Measurements –

This is of a good size and has a pleasant view to three sides out over the property's rear gardens and beyond. A timber and glazed door leads out to the gardens.

INNER HALLWAY

Measurements –

From the lounge, a doorway gives access through to an inner hallway. This inner hallway has a loft access point and storage cupboard.

BEDROOM ONE

Measurements –

A lovely, good sized, double bedroom with a pleasant view out over the property's front gardens.



BEDROOM TWO

Measurements –

Again, a delightful, double bedroom with a superb view out over the rear gardens.



BEDROOM THREE

Measurements –

A good-sized room with a lovely view out over the rear gardens.



BEDROOM FOUR

Measurements –

This has a pleasant view out to the front, and once again, being of a good size.



HOUSE BATHROOM

Measurements –

The property's bathroom houses a three-piece, fitted suite in white, that comprises of a pedestal wash hand basin, low level w.c., bath with mixer tap over, attractive flooring, ceramic tiling to the full ceiling height, dado panelling elsewhere, extractor fan, obscure glazed window, and central ceiling light point.



EXTERNAL

The property enjoys a very large, and particularly well positioned plot. There is a very long, tarmacadam driveway, providing parking for three/four vehicles and gives access to the attached, double garage. This double garage has a broad up-and-over door, personal door into the property's accommodation and personal door out to the property's rear gardens. The garage is well equipped and has power, lighting and water with ceramic sink.

GARDENS

Perhaps best evidenced by the photographs included within this brochure, the gardens are, quite simply, superb, as is the general position on this maturing development with wonderful views out over nearby land and long-distance views beyond. The garden to the front is of a good size and has a shaped lawn with high, mature shrubbery and trees. There is external lighting and a stone flagged pathway/sitting out area. To the side, there is a further area of shrubbery and trees and a pathway leading around to the rear gardens. The rear gardens are quite simply exceptional. They have, once again, a stone flagged sitting out area/patio, vegetable garden area, timber garden shed and good-sized lawn. There is a pleasant hedge between the field and the garden itself and the pathway runs around the entirety of the bungalow.





ADDITIONAL INFORMATION

It should be noted that the home has UPVC double glazing and gas fired central heating. Carpets, curtains and certain extras may be available by separate negotiation.

ADDITIONAL INFORMATION

EPC rating – E
Property tenure – Freehold
Local authority – Kirklees Council
Council tax band – E

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



MAIN CONTACTS

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