



Elder House, Far Bank

Shelley, Huddersfield, HD8 8HS

O.I.R.O
£975,000

We are really proud to bring this five bedroom detached family home in beautiful grounds to the market! This is a proper home with loads of potential hidden away behind electric gates with unspoilt views. The accommodation briefly comprises porch, hallway, family room, dining room, lounge, garden room, downstairs wc, dining kitchen, laundry room and rear porch. To the first floor are five bedrooms, two with ensembles and a family bathroom. Large landscaped gardens, plenty of off road parking and detached double garage and work shop. Situated to the south of Huddersfield with easy access to Leeds, Wakefield & Sheffield, making Elder House the ideal home for a city commuter or busy hybrid working family. Flexible upper chain.

Elder House, Far Bank

Shelley, Huddersfield, HD8 8HS



- A BEAUTIFUL FIVE BEDROOM DETACHED FAMILY HOME
- MASTER AND SECOND BEDROOM WITH ENSUITES AND FAMILY BATHROOM
- SECLUDED POSITION IN THIS CONVENIENT LOCATION WITH STUNNING VIEWS
- GATED DRIVEWAY AND PLENTY OF OFF ROAD PARKING AND LANDSCAPED GARDENS
- FOUR RECEPTION ROOMS OFF AN IMPOSING GALLERIED HALLWAY
- DETACHED GARAGE AND LARGE WORKSHOP

Entrance

Hallway

24'8" x 10'11" (7.52m x 3.33m)

Cloakroom/WC

7'8" x 3'8" (2.34m x 1.12m)

Family Room

16'7" x 16'1" (5.05m x 4.90m)

Dining Room

16'0" x 11'3" (4.88m x 3.43m)

Living Room

20'10" x 17'9" (6.35m x 5.41m)

Garden Room

17'9" x 11'11" (5.41m x 3.63m)

Dining Kitchen

15'2" x 14'11" (4.62m x 4.55m)

Side Lobby

5'0" x 4'3" (1.52m x 1.30m)

Walk in Larder

6'8" x 5'4" (2.03m x 1.63m)

Laundry Room/Side Porch

13'5" x 6'6" (4.09m x 1.98m)

First Floor Landing

Master Bedroom Suite

20'10" x 16'8" (6.35m x 5.08m)

Ensuite

12'9" x 7'8" (3.89m x 2.34m)

Bedroom 2

16'2" x 14'2" (4.93m x 4.32m)

Ensuite

7'3" x 5'5" (2.21m x 1.65m)

Bedroom 3

16'0" x 11'4" (4.88m x 3.45m)

Bedroom 4

14'2" x 8'4" (4.32m x 2.54m)

Bedroom 5/Office

11'0" x 6'5" (3.35m x 1.96m)

Family Bathroom

9'1" x 6'5" (2.77m x 1.96m)

Double Garage

20'1" x 18'0" (6.12m x 5.49m)

Work Shop

18'2" x 9'4" (5.54m x 2.84m)

Drive and off road parking

Gardens

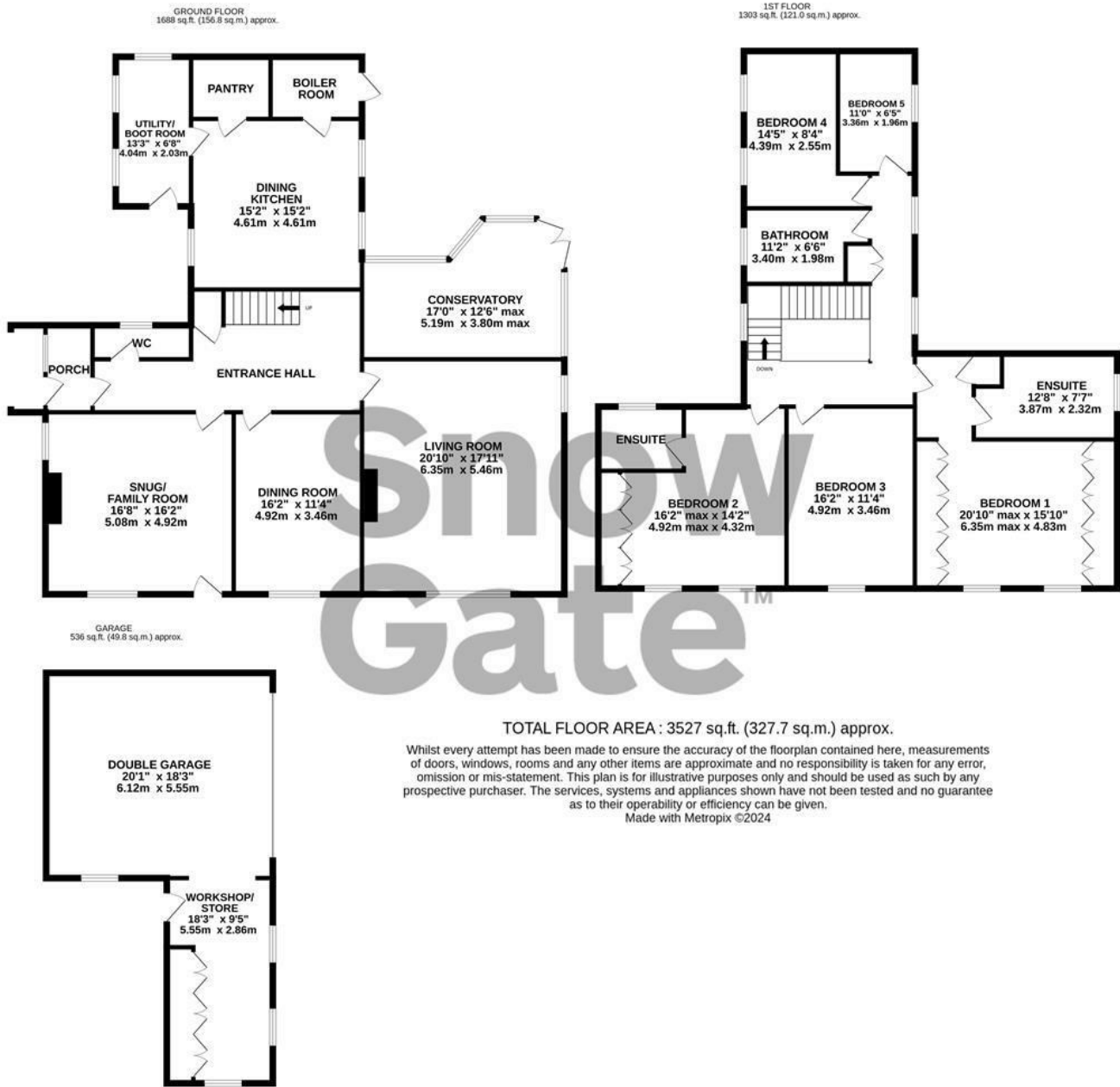


Directions

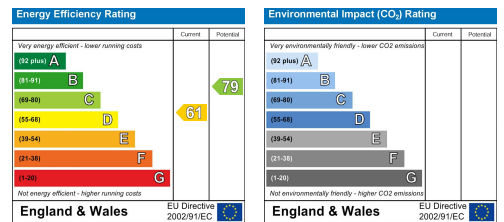
The property is located halfway up Far Bank on the left hand side behind electric gates.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Estate agency done properly

Snow Gate™

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk