



## 251 Huddersfield Road

Shelley, Huddersfield, HD8 8LJ

A beautiful period detached family home in this sought after village, hidden away from the main road behind electric gates the property has a lovely gravel drive and carefully laid out gardens. The property has many original features including beamed ceilings, solid fuel and open fires (Yorkshire Range) and exposed internal stonework. The accommodation briefly comprises oak porch, hallway, farmhouse style dining kitchen with AGA, lounge, snug, dining/family room and a utility/wc. To the first floor are four bedrooms, master with freestanding bath and wash basin and a family bathroom. Double garage, oak frame double car port and office/workshop. The garage and office may be suitable for the creation of a separate annex. NO VENDOR CHAIN.

Offers Over £800,000

# 251 Huddersfield Road

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- FOUR BEDROOM DETACHED FAMILY HOME
- PRIVATE CONVENIENT LOCATION IN BEAUTIFUL GROUNDS
- FULL OF PERIOD CHARACTER AND QUALITY FIXTURES AND FITTINGS
- DOUBLE GARAGE, CAR PORT AND OUTSIDE WORKSHOP
- POTENTIAL FOR SEPARATE ANNEX IN GARAGE
- NO VENDOR CHAIN

## Entrance

## Farmhouse Kitchen

16'11" x 14'0" (5.16m x 4.27m)

## Sitting Room

17'0" x 15'5" (5.18m x 4.70m)

## Dining/Family Room

16'8" x 13'10" (5.08m x 4.22m)

## Snug

12'0" x 10'1" (3.66m x 3.07m)

## WC/Utility/Porch

13'5" x 5'7" (4.09m x 1.70m)

## First Floor Landing

## Master Bedroom

16'10" x 16'6" (5.13m x 5.03m)

## Bedroom 2

16'11" x 12'7" (5.16m x 3.84m)

## Bedroom 3

13'3" x 10'5" (4.04m x 3.18m)

## Bedroom 4/Dressing Room

8'4" x 8'3" (2.54m x 2.51m)

## Family Bathroom

12'7" x 8'5" (3.84m x 2.57m)

## Double Garage

22'11" x 14'10" (6.99m x 4.52m)

## Home Office/Workshop

12'1" x 7'11" approx (3.68m x 2.41m approx)

## Oak Framed Car Port

21'9" x 16'3" (6.63m x 4.95m)

## Garden and parking

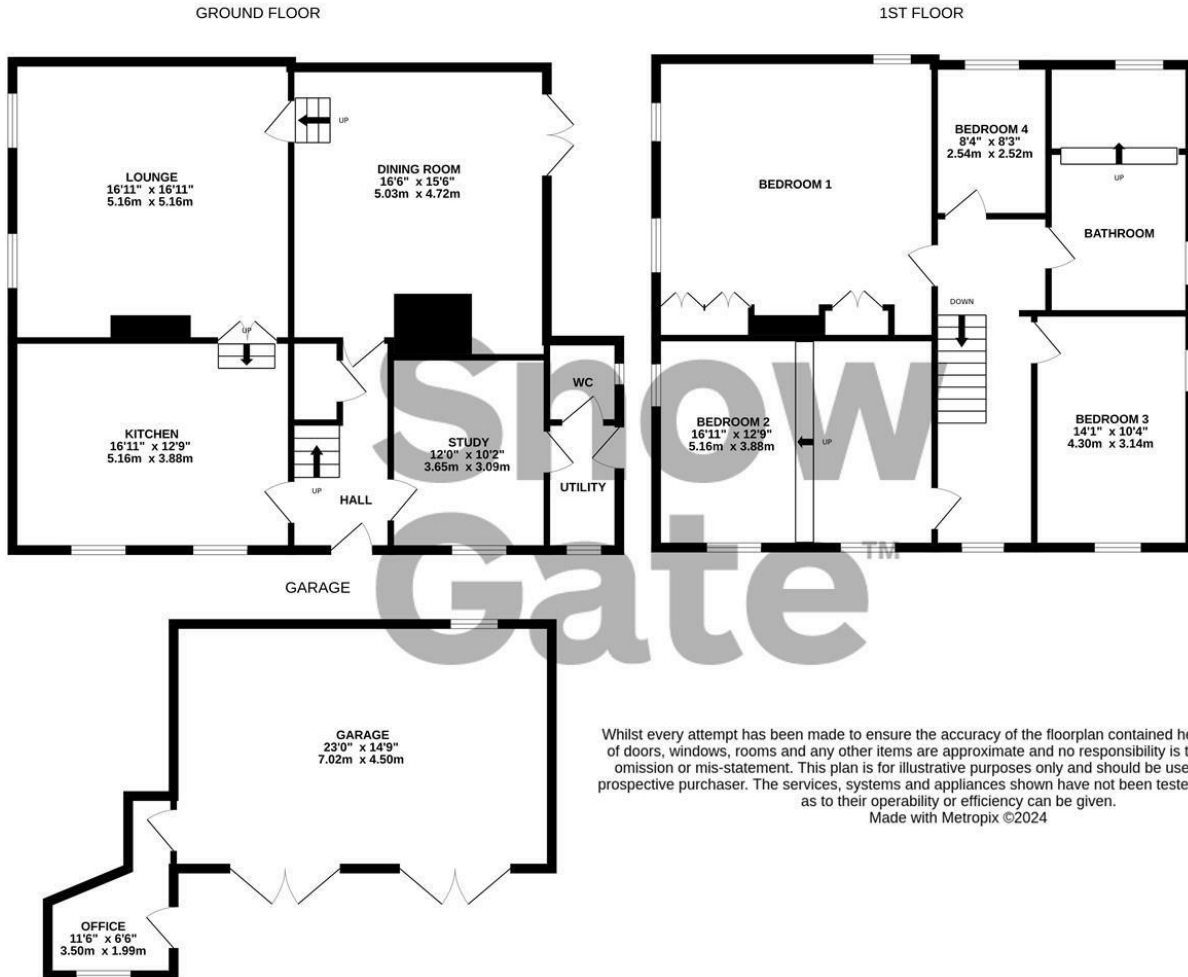


## Directions

Set back from the main road, the property can be found on the right hand side heading from Flockton Road towards Shelley village.

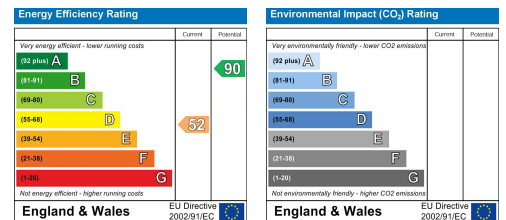


# Floor Plan



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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