









## welcome to

# **Bankfield, Shelley Huddersfield**

IMMACULATELY PRESENTED TRUE BUNGALOW COMPLETELY UPDATED BY THE CURRENT VENDORS TO A HIGH SPECIFICATION AFFORDING THREE BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDENS AND GARAGE LOCATED IN THE POPULAR VILLAGE OF SHELLEY.





The property is located in the well regarded village of Shelley, approximately 4 miles north of Holmfirth and 6 miles south east of Huddersfield. Close to local amenities, excellent schooling and superb road network links to Huddersfield, Wakefield and Barnsley, also Leeds, Manchester and Sheffield

## Summary

#### **Accommodation**

#### **Breakfast Kitchen**

14' x 9' 5" ( 4.27m x 2.87m )

## **Living Room**

17' 10" x 14' (5.44m x 4.27m)

## Conservatory

10' 6" x 10' 2" ( 3.20m x 3.10m )

## **Inner Hallway**

#### **Bedroom One**

11' 5" max x 9' 10" ( 3.48m max x 3.00m )

## **Dressing Room**

10' 11" max x 7' 7" ( 3.33m max x 2.31m )

#### **En Suite**

## **Bedroom Two**

9' 9" x 9' 3" ( 2.97m x 2.82m )

#### **Bedroom Three**

10' x 6' 7" ( 3.05m x 2.01m )

#### **Shower Room**

8' x 6' 2" ( 2.44m x 1.88m )

#### **Summerhouse**

13' 8" x 8' 8" ( 4.17m x 2.64m )

#### **External**











### welcome to

# **Bankfield, Shelley Huddersfield**

- Detached True Bungalow
- Three Bedroom Accommodation- Master En Suite
- Attractive Gardens/Garage
- Summerhouse/Home Office
- Underfloor Heating & Heat Recovery Unit

Tenure: Freehold EPC Rating: C

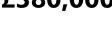
£380,000

#### directions to this property:

Leave Holmfirth via Station Road and proceed out towards New Mill. Upon entering the village, take the left turn into Penistone Road (signposted Barnsley).

Carry on for approximately a mile and a half, go past 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.

Follow the road past the Cask and Spindle public house, after the sharp left hand bend and pedestrian crossing turn right into Bankfield and the property can be found on the left hand side identified by the board.









Shelley First School

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HMF107885



Property Ref: HMF107885 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





#### 01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DF



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.