



**Bankfield, Shelley Huddersfield HD8 8JA**



**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



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## 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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HMF107885 - 0009

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