



Bankfield, Shelley Huddersfield HD8 8JA

welcome to

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IMMACULATELY PRESENTED TRUE BUNGALOW COMPLETELY UPDATED BY THE CURRENT VENDORS TO A HIGH SPECIFICATION AFFORDING THREE BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDENS AND SUMMER HOUSE WHICH IS PERFECT FOR WORKING FROM HOME PLUS SINGLE GARAGE. LOCATED IN THE POPULAR VILLAGE OF SHELLEY.

Summary

Occupying a desirable cul de sac position within the highly sought after village of Shelley is this truly fabulous detached true bungalow. Completely reconfigured and updated by the current vendors the property affords high specification three bedroom accommodation briefly comprising: breakfast kitchen, sizeable living room, conservatory, shower room, aforementioned three bedrooms, master being en suite with dressing room, all enhanced externally by a splendid summerhouse that could easily be utilised as the home office. There are attractive gardens and access to an above average sized garage with an electric roller door. Boasting all the requirements to make the property economical in the current climate such as the heat recovery unit, full internet fiber optics, there is also underfloor heating and an internal inspection is certainly warranted. Sitting perfectly for access to local amenities the property also has ease of access to major surrounding commercial centres.

Accommodation Breakfast Kitchen

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

Fitted with a stylish range of wall and base units with complementary quartz worksurfaces. Appliances include the integral fridge freezer, induction hob with extractor hood and electric oven, whilst the centre island houses the integral dishwasher along with the sink and drainer unit with mixer tap. The room has plumbing for a washing machine, a high quality quick step floor covering and useful step in larder.

Living Room

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

A most generous room that was previously two rooms having a continuation of the quality floor

covering, inset ceiling lighting and double glazed to two aspects providing a vast amount of natural light.

Conservatory

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

Overlooking the rear paved garden and currently utilised as the dining area having a vinyl floor covering and French style doors leading out into the garden.

Inner Hallway

There is inset ceiling lighting, the gas central heating boiler cupboard and loft access, the loft having power and lighting and being boarded.

Bedroom One

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

Attractively presented double room with a bank of wardrobes fitted to one of the walls. Again there is the high quality floor covering, a ceiling fan and the room is double glazed to front aspect.

Dressing Room

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

A superb addition to the property the dressing room is fitted with a dressing table plus several drawers and storage cupboards. There is inset ceiling lighting, quick step floor covering, double glazed window to side aspect and door leading to:

En Suite

Modern white suite comprising of low flush w/c, vanity style hand washbasin and double shower cubicle with Grohe unit. There are tiled walls, inset ceiling lighting and a vinyl floor covering.

Bedroom Two

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

The second bedroom also of double proportions





and having a continuation of the quality floor covering, fitted wardrobes and dressing table, ceiling fan and double glazed window to rear aspect.

Bedroom Three

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

The final bedroom is also of generous proportions with fitted wardrobes, quick step floor covering and double glazed window to front aspect.

Shower Room

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

Fitted in a contemporary style with low flush w/c, wall mounted vanity style sink unit and step in double shower with Grohe unit. There are complementary tiled walls, inset ceiling lighting and a double glazed obscure window.

Summerhouse

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

With potential for use as the home office or simply relaxing the room has bi folding doors, several power points, carpet tiles, a wall heater and is double glazed to two aspects.



External

To the front of the property is a driveway leading to the above average sized garage that has power and lighting. The delightful garden areas are situated mainly on three sides of the property, predominantly having a lawned area with an array of plants and shrubs. There are several seating areas one being the raised area to the front of the summerhouse and there is a decked area to the rear of the property. There is a greenhouse and garden shed along with several power points.



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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.



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Property Ref:
HMF107885 - 0011

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