



Elder Mews, Shelley HUDDERSFIELD HD8 8JU

welcome to

Elder Mews, Shelley HUDDERSFIELD

AVAILABLE WITH NO CHAIN IS THIS ATTRACTIVELY PRESENTED MODERN TERRACED RESIDENCE AFFORDING THREE BEDROOM ACCOMMODATION WITH PARKING/GARAGE AND ENCLOSED REAR GARDEN, OCCUPYING A PLEASANT CUL DE SAC POSITION.

Summary

Being available with no vendor chain and set away from the main thoroughfare on this sought after cul de sac development is this well presented three bedroom mid town house. The property would suit a wide variety of purchasers including first time buyers, young families or a professional couple. The stylish accommodation briefly comprises: entrance hallway, lounge, dining kitchen to ground floor, three first floor bedrooms and house bathroom. The property is further enhanced by garage access and parking to the front with attractive enclosed garden to the rear. The property is perfectly placed for local amenities and highly regarded schooling and also has ease of access to surrounding townships and the motorway network for commuting.

Entrance Hall

There is a central heating radiator and door leading to:

Living Room

18' 5" into bay x 11' 9" max (5.61m into bay x 3.58m max)
A neutrally decorated room with the focal point being the gas living flame fire set to feature surround. Natural light floods through the room via the double glazed bay style window to front aspect, there are two central heating radiator and a staircase ascends to the first floor.

Dining Kitchen

11' 9" x 8' 2" (3.58m x 2.49m)
Fitted with a modern range of wall and base units with granite worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the gas hob and gas oven whilst there is plumbing for the washing machine and space for the fridge freezer. The room has

complementary tiled surrounds and a laminate floor covering, inset ceiling lighting, a breakfast bar, central heating radiator, houses the central heating boiler and is double glazed to rear aspect with a door leading out into the garden.

First Floor Bedroom One

13' max x 12' (3.96m max x 3.66m)

A sizeable principle bedroom with inset ceiling lighting, central heating radiator and double glazed windows to front aspect showcasing the far reaching views.

Bedroom Two

11' 4" x 7' 8" (3.45m x 2.34m)

A second room that could accommodate a double bed having a central heating radiator and double glazed window to front aspect.

Bedroom Three

9' 9" x 7' 4" (2.97m x 2.24m)

The third bedroom has a laminate floor covering, bulkhead wardrobe, central heating radiator and is double glazed to rear aspect.

House Bathroom

Modern white suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with overhead Mira shower unit and screen. There are tiled surrounds and floor covering, and extractor fan, radiator and double glazed obscure window.

External

To the front of the property is access to a single garage with parking to the front, the garage having power and lighting. The superb enclosed rear garden is ideal for relaxing or dining al fresco and has two paved seating areas, a lawned area and an



array of plants and shrubs.



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welcome to

Elder Mews, Shelley HUDDERSFIELD

- Mid Terraced House
- Three Bedroom Accommodation
- Enclosed Gardens
- Garage
- No Vendor Chain

Tenure: Freehold EPC Rating: B

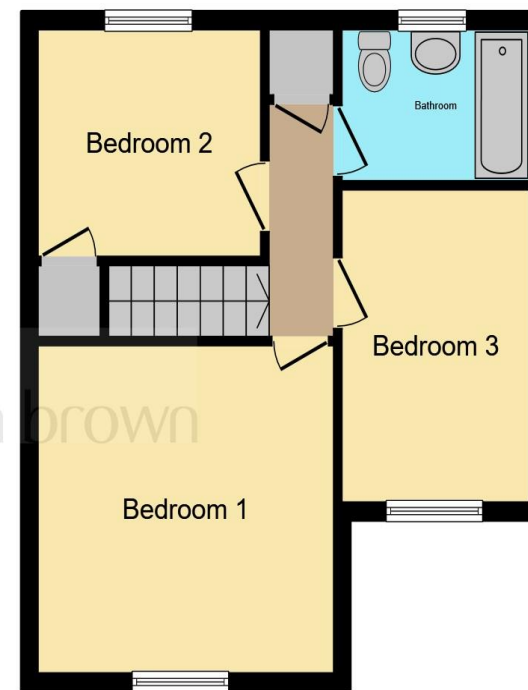
£250,000

directions to this property:

Leave Holmfirth via Victoria Street and bear left on to Station Road which becomes Holmfirth Road in to the village of New Mill. Turn left on to the A635 towards Barnsley. Continue to the junction with the Sovereign public house and here turn left on to the A629. Follow the road through Shepley and into Shelley. Turn right onto Park Drive and go to the top of the hill. Turn right onto Park Avenue then right onto Elder Mews where the property can be tucked away in the corner on the right



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HMF107974 - 0003

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