



Westerley Way, Shelley Huddersfield HD8 8HN

welcome to

Westerley Way, Shelley Huddersfield

WELL PRESENTED SEMI DETACHED RESIDENCE AFFORDING TWO DOUBLE BEDROOM ACCOMMODATION WITH OFF STREET PARKING AND GENEROUS GARDENS TO REAR. OCCUPYING A PLEASANT POSITION WITHIN THE POPULAR VILLAGE OF SHELLEY

##Invalid Field Name##

Summary

Located in the ever popular village of Shelley with amenities close at hand this well presented semi detached residence warrants an internal inspection to be appreciated. Affording two double bedroom accommodation the property has been updated by the current vendors and briefly comprises: entrance porch, entrance hall, dining kitchen, living room, aforementioned bedrooms and house bathroom. With a pleasant outlook over the adjacent playing fields the property is further enhanced by off street parking and generous lawned gardens to rear.

Accommodation

Entrance Porch

A recent addition to the property and having a tiled floor covering and being double glazed to front aspect.

Entrance Hall

There is a laminate floor covering and staircase ascending to the first floor.

Living Room

11' 5" x 10' 1" (3.48m x 3.07m)

The focal point of the room is the media wall with concealed lighting along with the living flame electric fire. There is a central heating radiator and the room is double glazed to front aspect.

Dining Kitchen

17' 2" x 7' 5" (5.23m x 2.26m)

With space for dining furniture the kitchen is fitted with a range of wall and base units with complementary worksurfaces incorporating a sink and drainer unit with mixer tap. There is a range cooker, plumbing for a washing machine and the room has inset ceiling lighting, a laminate floor covering, breakfast bar, central heating radiator,

useful understairs storage and French style doors leading to the rear garden.

First Floor Bedroom One

18' x 8' 7" (5.49m x 2.62m)

A sizeable double room with built in wardrobe, central heating radiator and double glazed to front aspect.

Bedroom Two

10' 9" x 10' 5" (3.28m x 3.17m)

A second double room this one having a central heating radiator and being double glazed to rear aspect overlooking the playing fields.

House Bathroom

Modern white suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with tiled surrounds, inset ceiling lighting, central heating radiator and double glazed obscure window.

External

To the front of the property is a tarmac off street parking area for at least two vehicles. The rear gardens sit adjacent to playing fields and are predominantly lawned with patio area and a variety of plants and shrubs.





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welcome to

Westerley Way, Shelley Huddersfield

- Semi Detached House
- Two Double Bedrooms
- Generous Gardens
- Off Street Parking
- Village Location

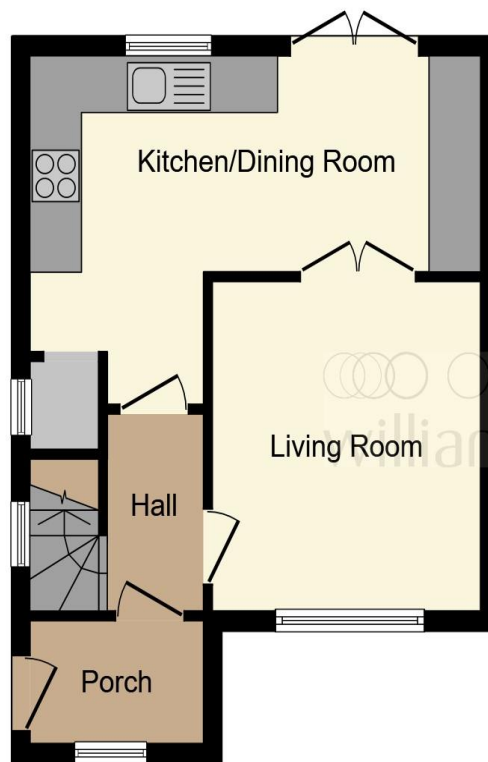
Tenure: Freehold EPC Rating: C

guide price

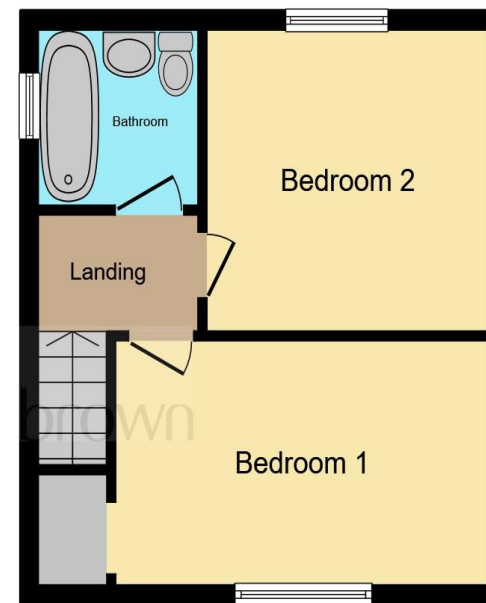
£200,000

directions to this property:

Leave Holmfirth via Victoria Street and bear left on to Market Walk A635 towards New Mill. At the New Mill crossroads continue forward on to the A635 towards Barnsley for approximately 2.5 miles. Turn left on to Cross Lane and Left on to the A629. Turn right on to Far Bank and at the top of the hill turn left on to Huddersfield Road and then left on to Westerley Way. The property can be found on the right hand side.



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:
HMF108046 - 0003

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