



32 Cleveland Way, Shelley, Huddersfield, HD8 8NQ

Offers In The Region Of £360,000

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Cornerstone is proud to present this spacious four-bedroom family residence situated on a generous corner plot, offering captivating open views to the front. Boasting two bathrooms and an impressive conservatory at the rear, complemented by wrap-around gardens, this home features an entrance hall, open-plan living/dining area, breakfast kitchen, utility room, ground floor bathroom, and a delightful conservatory. Upstairs, there are four bedrooms and a house shower room.



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Outside, the property benefits from a double-width driveway and lawn to the front, while the rear garden is perfect for outdoor entertaining with its external kitchen area, ideal for BBQs and alfresco dining, along with patio spaces, lawns, and hard standings suitable for a shed, summerhouse, and play area. Early viewing is recommended to fully appreciate both the accommodation and the stunning gardens on offer.

Located in the highly desirable Shelley Park area, this property falls within the catchment area of esteemed schools and is conveniently close to amenities and commuter routes

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band E

EPC: C

What3Words: taster.robe.boast

Parking: On Drive, 2 cars

UTILITIES

Gas: Mains

Electric: Mains

Solar Panel – 12 years left (Reduced bills by £600pa)

Electric car charging point

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G Available - check with your provider

AGENT NOTES

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 will be no delay in agreeing the sale.

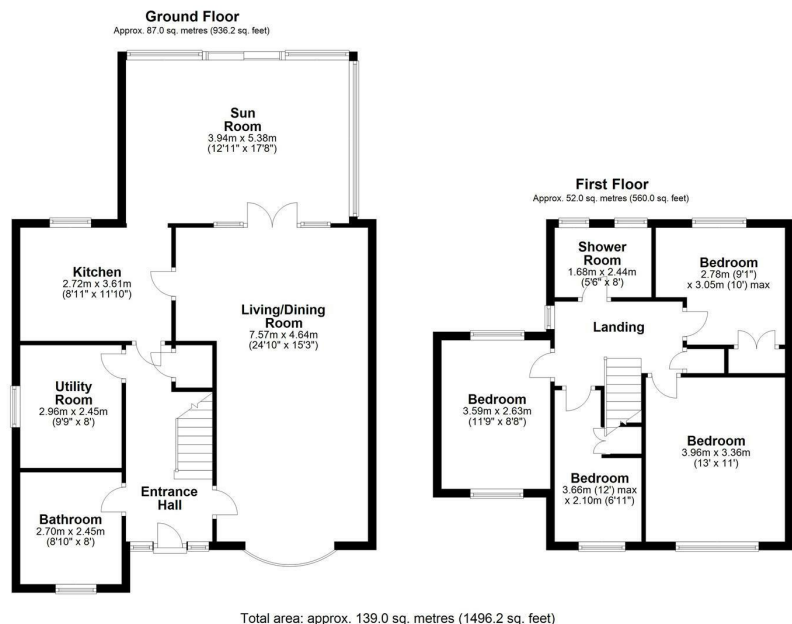
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Viewings

Viewings by arrangement only. Call 01484 428 336 to make an appointment.

