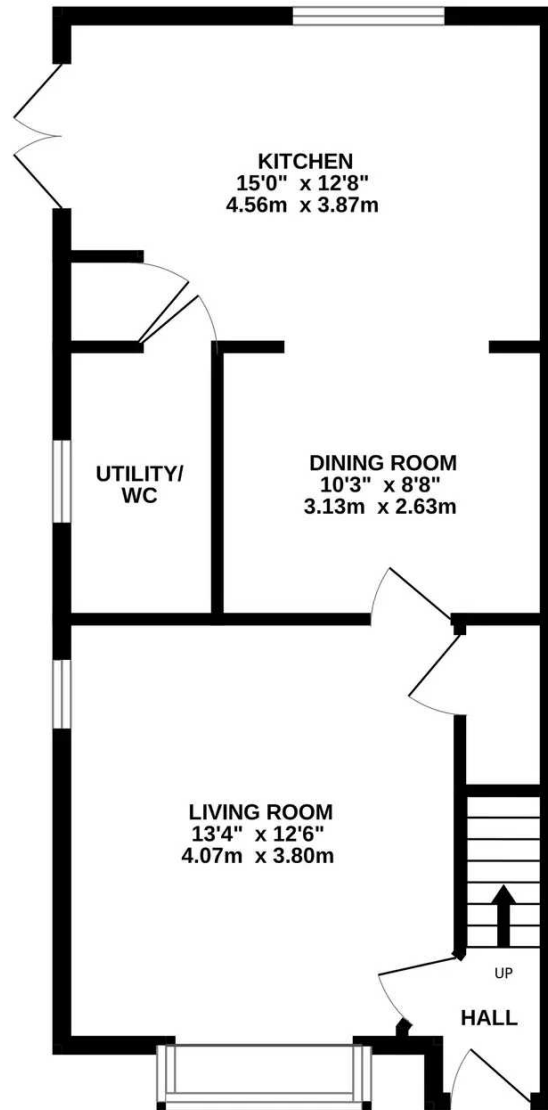




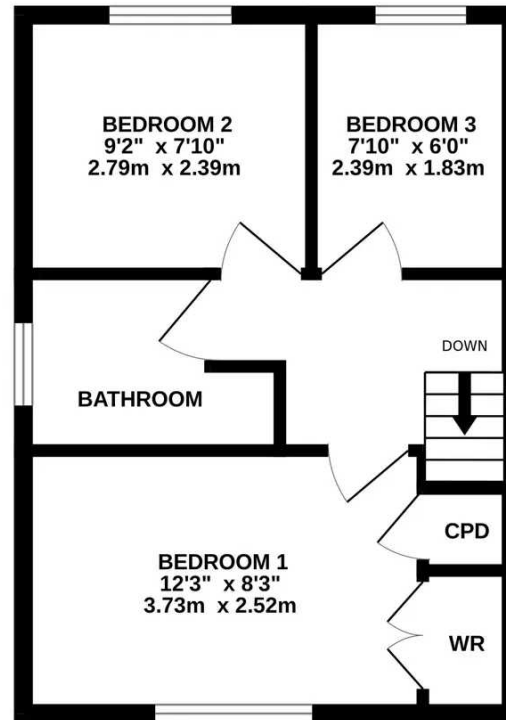
1 Stoneleigh Court, Shelley
Huddersfield, HD8 8LQ

In Excess of **£290,000**

GROUND FLOOR



1ST FLOOR



STONELEIGH COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 Stoneleigh Court

Shelley, Huddersfield, HD8 8LQ

A SUPERBLY PRESENTED, SEMI-DETACHED FAMILY HOME OCCUPYING A GENEROUS PROPORTIONED PLOT IN AN ELEVATED POSITION. SITUATED IN A QUIET CUL-DE-SAC SETTING IN THE SOUGHT AFTER AREA OF SHELLEY, THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, ENJOYS FABULOUS OPEN ASPECT VIEWS ACROSS THE VALLEY TO THE FRONT AND IS IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS.

The property briefly comprises of entrance, lounge, open-plan dining-kitchen, utility/ downstairs WC to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally there is a tandem driveway to the rear providing off street parking, the gardens to the front is laid to lawn and to the rear is a fantastic flagged patio and various lawn tiers with well stocked flower and shrub beds.

Tenure Freehold.

Council Tax Band C.

EPC Rating TBC.





GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed composite front door with obscure and leaded detailing inserts. The entrance hall features a staircase with wooden banister rising to the first floor, a ceiling light point, a radiator, and a multi-panel door proceeding into the lounge.

LOUNGE

13' 4" x 12' 6" (4.06m x 3.81m)

The lounge is a generously proportioned, light and airy reception room which features dual-aspect windows, with a bay window to the front elevation and an additional window to the side elevation. The room is finished with a neutral décor and features a central ceiling light point, a radiator, a television and telephone point, and the focal point of the room is the living flame effect gas fireplace with a granite inset and hearth and timber mantel surround. There are multi-panel doors which proceed to the open-plan dining kitchen and enclose a useful downstairs storage cupboard.

OPEN-PLAN DINING KITCHEN - KITCHEN AREA

15' 0" x 12' 8" (4.57m x 3.86m)

The kitchen benefits from underfloor heating and features a range of fitted wall and base units with oak, shaker-style cupboard fronts with complementary rolled edge work surfaces over which incorporate a one-and-a-half-bowl, composite sink and drainer unit with chrome mixer tap. The kitchen has space and provisions for a 7-ring range cooker with tiling to the splash areas and canopy-style cooker hood over, and space for a tall standing fridge freezer unit. There are glazed display cabinets, under-unit lighting, an integrated dishwasher, a radiator, and a ceiling light point. The kitchen area also features a double-glazed bank of windows to the rear elevation and double-glazed French doors to the side which provide access to the well-proportioned corner gardens. A multi-panel timber and glazed door provides access to the utility room/w.c., and multi-panel doors enclose the hot water cylinder and boiler cupboard, which feature a wall-mounted Veissmann boiler and Megaflor water tank.





OPEN-PLAN DINING KITCHEN - DINING AREA

10' 3" x 8' 8" (3.12m x 2.64m)

The dining area is accessed directly from the lounge and features an arched doorway which proceeds to the kitchen area. There is attractive tiled flooring, a ceiling light point, and a radiator. This versatile space could be utilised as a home office or playroom.

UTILITY ROOM / DOWNSTAIRS W.C.

This generously proportioned room features a double-glazed window with obscure glass to the side elevation, fitted wall and base units again with matching oak shaker-style cupboard fronts and complementary rolled edge work surfaces over, which incorporate a stainless-steel sink and drainer unit with chrome mixer tap. There is space and provisions for an automatic washing machine and tumble dryer, tiling to the splash areas, and a continuation of the tiled flooring from the kitchen area. There is a low-level w.c. with push-button flush and a ceiling light point.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There are multi-panel doors providing access to three well-proportioned bedrooms and the house bathroom, a ceiling light point, a wooden banister with balustrade over the stairwell head, and a loft hatch which provides access to a useful attic space.

BEDROOM ONE

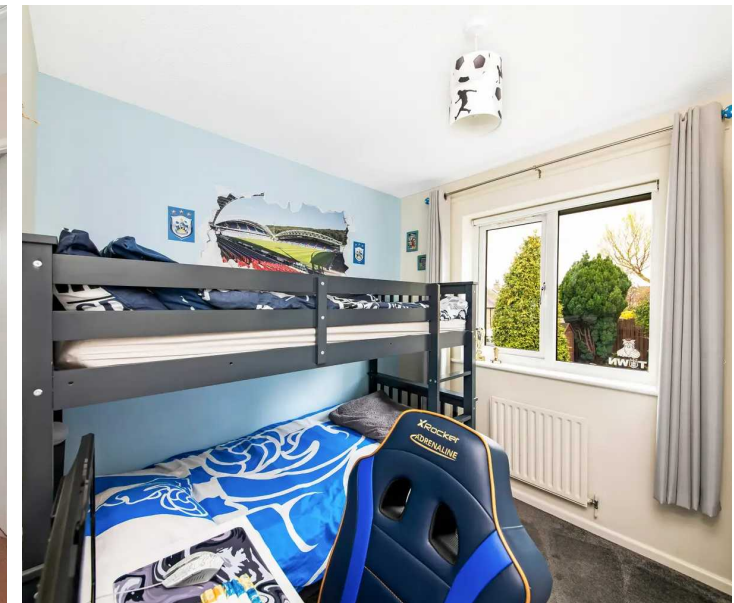
12' 3" x 8' 3" (3.73m x 2.51m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, built-in wardrobes, storage over the bulkhead for the stairs, and a bank of double-glazed windows to the front elevation which offer fantastic open-aspect views over rooftops and across the valley.

BEDROOM TWO

9' 2" x 7' 10" (2.79m x 2.39m)

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation which offer pleasant views across the property's gardens, and there is a ceiling light point and a radiator.





BEDROOM THREE

7' 10" x 6' 0" (2.39m x 1.83m)

Bedroom three is a light and airy single bedroom which can be utilised as a home office or nursery. There is a bank of double-glazed windows to the rear elevation with pleasant views across the property's gardens, and there is a ceiling light point and radiator.

HOUSE BATHROOM

The house bathroom features a modern three-piece suite which comprises of a low-level w.c. with push-button flush, a broad wash hand basin with vanity cupboards beneath, and a panel with chrome showerhead mixer tap and separate thermostatic shower over. There is tiled flooring, attractive tiling to the walls, recessed spotlighting to the ceiling, and an extractor vent. The bathroom also features a double-glazed window with obscure glass to the side elevation, a tall chrome ladder-style radiator, and a vanity cupboard with mirrored front.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a predominantly lawn garden with well-established flower, tree and shrub bed. There is a flagged pathway which leads to the front door and down the side of the property to a gate which encloses the side and rear gardens.

REAR GARDEN

Externally to the rear, the property boasts a fabulous, generously proportioned corner garden which features tiered lawn areas with well-stocked flower and shrub beds. There are raised beds, a rockery, a fabulous flagged patio which is an ideal space for al fresco dining and barbecuing, and a hard standing at the bottom of the garden for a substantial garden shed. The rear garden enjoys pleasant open-aspect views across the valley and over rooftops. There is external lighting, external security lighting, external plug sockets, and an external tap.

DRIVEWAY

2 Parking Spaces

The tarmacadam tandem double driveway provides parking for multiple vehicles, is situated to the rear of the property, and is accessed as you drive into Stoneleigh Court. The driveway leads to a gate which encloses the rear gardens.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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