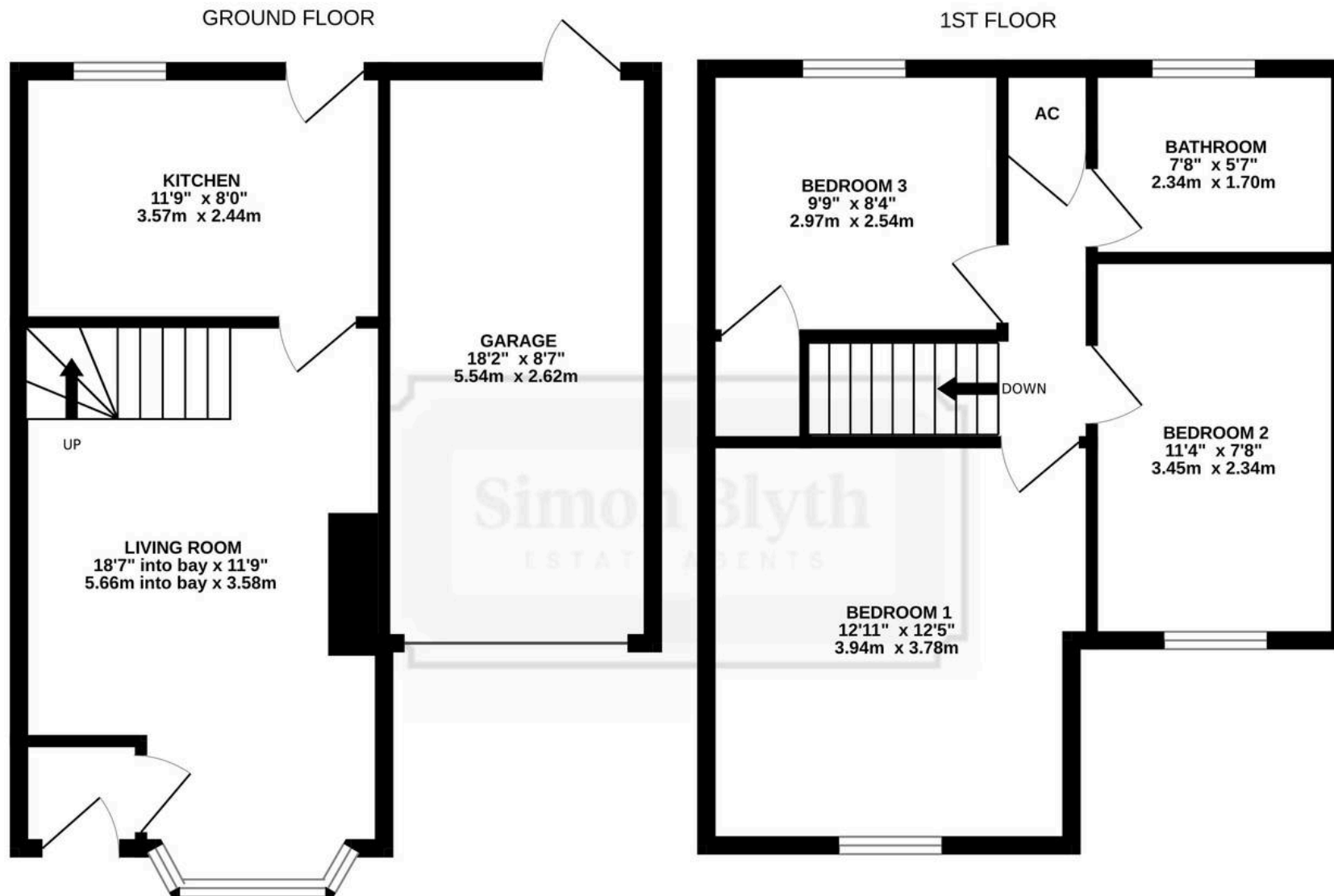




Elder Mews, Shelley
Huddersfield, HD8 8JU

Offers in Region of **£240,000**



ELDER MEWS

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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10 Elder Mews

Shelley, Huddersfield, HD8 8JU

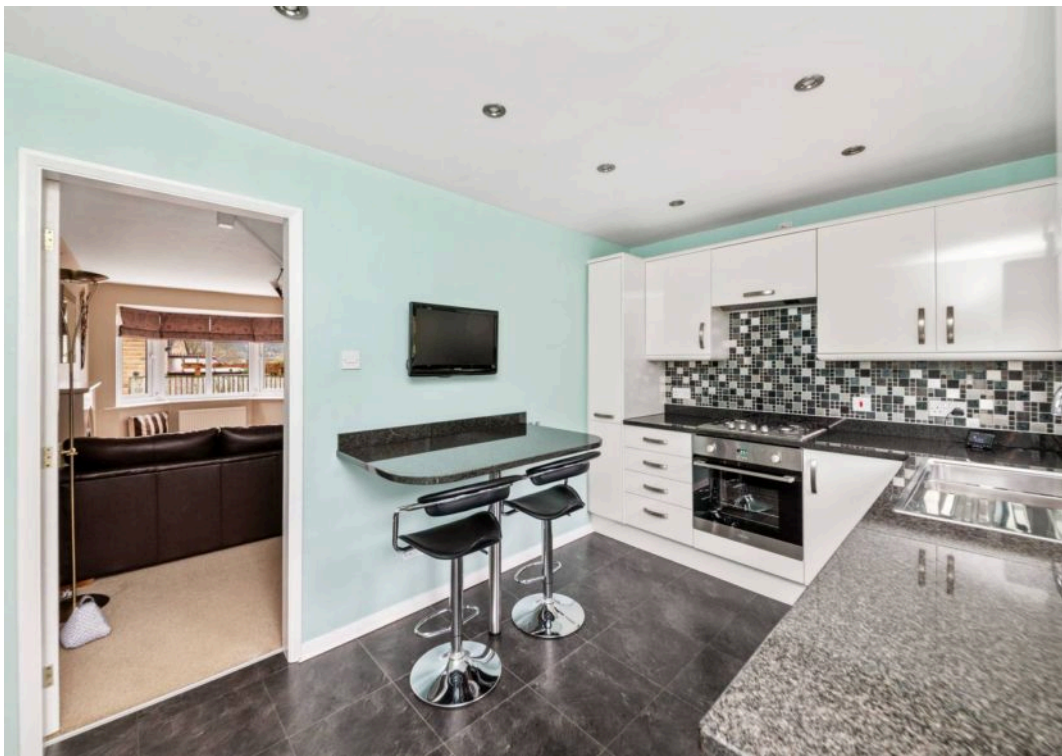
**** OFFERED WITH NO ONWARD CHAIN ****

TUCKED AWAY IN A PRIVATE CUL-DE-SAC SETTING IS THIS WELL-PRESENTED, THREE BEDROOM FAMILY HOME. SITUATED IN THE POPULAR DEVELOPMENT OF SHELLEY PARK, IN CATCHMENT FOR WELL-REGARDED SCHOOLING, IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS, AND ENJOYING FANTASTIC, OPEN ASPECT VIEWS TO THE FRONT. BENEFITTING FROM A DRIVEWAY, GARAGE, AND THREE WELL-PROPORTIONED DOUBLE BEDROOMS.

The accommodation briefly comprises entrance, spacious lounge with bay window to the front elevation, and breakfast kitchen to the ground floor. To the first floor are three double bedrooms and the house bathroom. Externally, the property features a driveway and garage with low-maintenance garden to the front. To the rear is an enclosed garden with two flagged patio areas, a lawn, and well-stocked flower and shrub beds.

Tenure Freehold.
Council Tax Band C.
EPC Rating B.





GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed PVC front door with obscure glazed inserts and leaded detailing. The entrance features a radiator, a ceiling light point, a multi-panel door proceeding into the lounge, and the manifold for the solar panel system.

LOUNGE

The lounge enjoys a great deal of natural light which cascades through the double-glazed bay window to the front elevation, providing fantastic far-reaching views across the valley. There is a ceiling light point, a radiator, a kite winding staircase with wooden banister and spindle balustrade proceeding to the first floor, and a multi-panel door leading into the breakfast kitchen.

BREAKFAST KITCHEN

11' 9" x 8' 0" (3.58m x 2.44m)

The breakfast kitchen features a modern fitted kitchen with high-gloss cupboard fronts to the high and low levels and complementary granite work surfaces over, which incorporate a one-and-a-half-bowl, stainless-steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in Lamona appliances, including a four-ring gas hob with integrated cooker hood over and an electric, fan-assisted oven, and benefits from space and provisions for an automatic washing machine and a further under-counter appliance. There is a tall pull-out pantry cupboard and corner carousel unit. There is attractive tiling to the splash areas, a granite breakfast bar with matching upstand, LVT flooring, inset spotlighting to the ceiling, a radiator, a bank of double-glazed windows to the rear elevation, and a double-glazed external door with obscure glazed inserts proceeding out to the gardens.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the lounge, you reach the first floor landing. There is a ceiling light point, a radiator, and multi-panel doors proceeding to three bedrooms, the house bathroom, and enclosing the hot water cylinder cupboard.

BEDROOM ONE

12' 11" x 12' 5" (3.94m x 3.78m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, taking full advantage of the property's elevated position with panoramic views across the valley. There is a ceiling light point, inset spotlighting to the ceiling, and a radiator.

BEDROOM TWO

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

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, again taking full advantage of pleasant views over rooftops. There is a ceiling light point and a radiator.



BEDROOM THREE

9' 9" x 8' 4" (2.97m x 2.54m)

Bedroom three can accommodate a double bed with space for freestanding furniture. It features hardwood flooring, a ceiling light point, a radiator, a useful fitted wardrobe with fitted shelving and drawer units over the bulkhead for the stairs, and a bank of double-glazed windows to the rear elevation with views across the property's garden.

HOUSE BATHROOM

7' 8" x 5' 7" (2.34m x 1.70m)

The house bathroom features a white, three-piece suite comprising a panel bath with electric Mira shower over and glazed shower guard, a pedestal wash hand basin with chrome taps and tiled splashback, and a low-level w.c. There is mosaic tiled flooring, tiling to the splash areas, a ceiling light point, an extractor fan, a radiator, a shaver point with shaver light, two wall-mounted toiletry cabinets, and a bank of double-glazed windows with obscure glass to the rear elevation.



* Please note, the photo bottom left shows bedroom two.



EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a low maintenance, gravelled garden area with flagged paving stones. There is a tarmacadam driveway providing off-street parking and leading to the integral garage. There is an external security light and a canopy over the front door.

REAR GARDEN

Externally to the rear, the property enjoys a low maintenance, enclosed garden which features a flagged patio area ideal for al fresco dining and barbecuing. The garden is laid predominantly to lawn but also features two further tiers comprising a rockery which is well-stocked with flowers and shrubs and an additional flagged patio area ideal for al fresco dining, barbecuing and entertaining. There is an external light and an external tap.

GARAGE

The attached garage features an up-and-over door, lighting and power in situ, and a double-glazed, external, pedestrian access door with obscure glazed inserts to the rear elevation.



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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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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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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