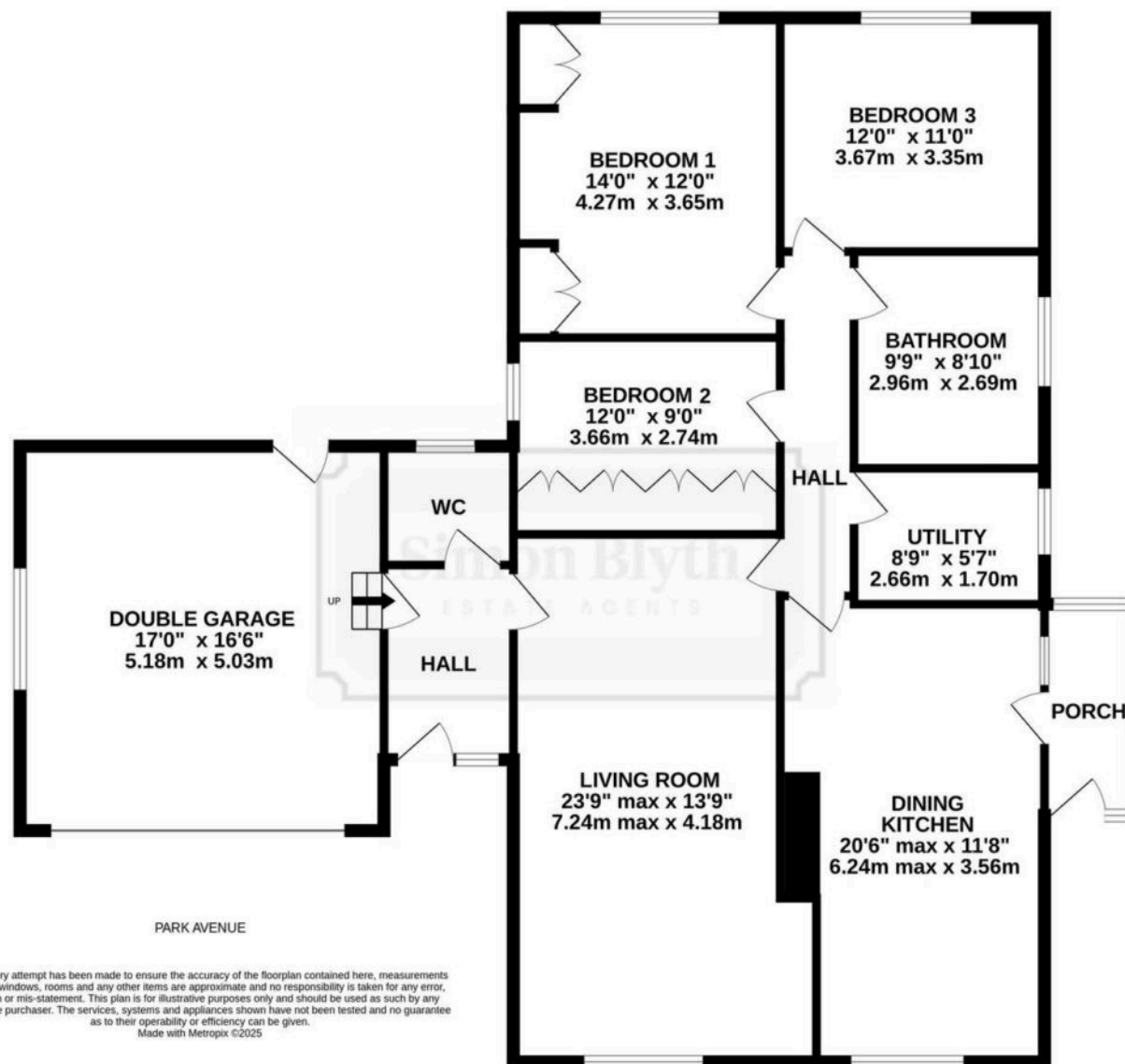




Park Avenue, Shelley
Huddersfield, HD8 8JG

Offers in Region of **£445,000**



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9 Park Avenue

Shelley, Huddersfield, HD8 8JG

OCCUPYING A PRIME POSITION ON THE SOUGHT-AFTER DEVELOPMENT OF SHELLEY PARK IS THIS SPACIOUS, THREE DOUBLE BEDROOM, DETACHED TRUE BUNGALOW. WITH PANORAMIC VIEWS ACROSS NEIGHBOURING FIELDS TO THE REAR, DOUBLE INTEGRAL GARAGE AND OFFERED WITH NO ONWARD CHAIN. THE PROPERTY IS LOCATED IN THE POPULAR VILLAGE OF SHELLEY, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS AND WITH PLEASANT WALKS ON THE DOORSTEP.

The property accommodation briefly comprises of entrance hall, downstairs WC, spacious lounge, inner hallway, open-plan dining kitchen, three double bedrooms and the house bathroom. There is a double driveway to the front leading to an integral double garage with well stocked garden, to the rear is a fabulous lawn garden with flagged patio and greenhouse with power, a garden shed and lovely views over adjoining fields.

Tenure Freehold.
Council Tax Band E.
EPC Rating D.





ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscure glazed inserts and adjoining obscure glazed window. The entrance hall features decorative coving to the ceiling, a central ceiling light point, a radiator, doors providing access to the separate w.c. and integral garage, and a timber and glazed door with obscure glass leading into the lounge.

SEPARATE W.C.

The separate w.c. features a modern, two-piece suite comprising a low-level w.c. with concealed cistern and push-button flush, which incorporates a wash hand basin with vanity cupboards beneath. There is attractive tiling to the splash areas, a double-glazed bank of windows with obscure glass to the rear elevation, a ceiling light point, a radiator, and decorative coving to the ceiling.

INTEGRAL GARAGE

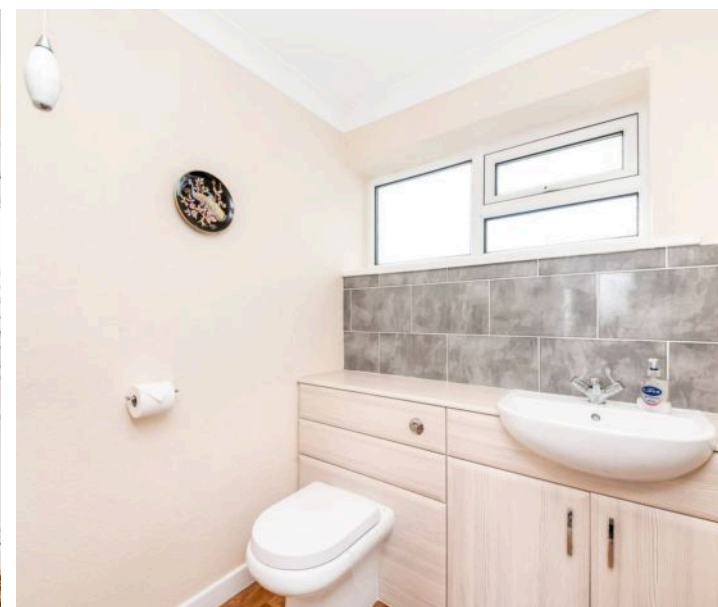
17' 0" x 16' 6" (5.18m x 5.03m)

The integral garage features a roller shutter door, lighting and power in situ, fitted wall and base cabinets with work surfaces over, a sink unit, and a bank of windows to the side elevation. There is a timber and glazed pedestrian access door to the rear elevation, and the garage houses the wall-mounted combination boiler.

LOUNGE

23' 9" x 13' 9" (7.24m x 4.19m)

The lounge is a generously proportioned, light and airy reception room with a double-glazed bank of windows to the front elevation. There is decorative coving to the ceiling, two ceiling light points, five wall light points, and the focal point of the room is the electric fireplace with decorative inset and hearth and stone surround. A timber and glazed door with obscure glass leads to the inner hallway.





INNER HALLWAY

The inner hallway features timber and glazed doors providing access to the open-plan dining kitchen, the utility room, three bedrooms, and the house bathroom. There is a ceiling light point and a loft hatch with drop-down ladder providing access to a useful boarded attic space.

OPEN-PLAN DINING KITCHEN

20' 6" x 11' 8" (6.25m x 3.56m)

The dining kitchen enjoys a great deal of natural light which cascades through dual-aspect windows; including a bank of windows to the front elevation and a timber and glazed door with adjoining window to the side elevation. The kitchen features fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit. There are built-in appliances, including a waist-level NEFF oven, a four-ring ceramic induction hob with ceramic splashback and integrated cooker hood over, a fridge freezer, and a slimline dishwasher. There is inset spotlighting to the ceiling, two radiators, glazed display cabinets, and under-unit lighting.



SIDE PORCH

Accessed from the open-plan dining kitchen is the everyday entrance/side porch, which has a double-glazed external door to the front elevation and banks of windows to the side and rear elevations. This area features tiled flooring, a fluorescent tube light point, and is an ideal space for kicking off muddy boots, shoes and coats.

UTILITY ROOM

8' 9" x 5' 7" (2.67m x 1.70m)

The utility room features units to the high and low levels with complementary work surfaces over, which incorporate a single bowl, stainless steel sink and drainer unit with mixer tap over. There is plumbing and provisions for a washing machine and space for a tumble dryer, a tall pantry-style cupboard, a fluorescent tube light point, a radiator, and an obscure glazed window to the side elevation.

BEDROOM ONE

14' 0" x 12' 0" (4.27m x 3.66m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is decorative coving to the ceiling, a ceiling light point, a wall light point, a radiator, and a bank of double-glazed windows to the rear elevation, taking full advantage of fabulous views across adjoining fields and open countryside. The room also benefits from an array of fitted furniture, including fitted wardrobes with overhead cabinets, a large dressing table with drawers and mirrored upstand.





BEDROOM TWO

12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom two can accommodate a double bed with ample space for freestanding furniture. There is decorative coving to the ceiling, a radiator, a ceiling light point, wall-to-wall fitted wardrobes with hanging rails, shelving and drawer units in situ, and a double-glazed window to the side elevation, again taking advantage of pleasant views.

BEDROOM THREE

12' 0" x 9' 0" (3.66m x 2.74m)

Bedroom three is currently utilised as a formal dining room but can accommodate a double bed with ample space for freestanding furniture. There is decorative coving to the ceiling, a ceiling light point, a radiator, and a bank of windows to the rear elevation, taking advantage of pleasant open-aspect views.

HOUSE BATHROOM

9' 9" x 8' 10" (2.97m x 2.69m)

The house bathroom features a four-piece suite comprising a low-level w.c., a pedestal wash hand basin with hot and cold taps over, a corner bath, and a fixed frame shower cubicle. There is tiling to the walls, inset spotlighting to the ceiling, an extractor fan, a radiator, and a obscure glazed window to the side elevation.



EXTERNAL

FRONT GARDEN

Externally, the property features a tarmacadam driveway providing off-street parking for multiple vehicles and which leads to the integral double garage. The front garden is laid predominantly to lawn with flower and shrub beds, and pathways leading down either side of the property to the rear garden. There is a door canopy with light point above, and an external security light.

REAR GARDEN

Externally to the rear, the property benefits from a fabulous lawn garden with well-stocked, mature flower and shrub beds, which adjoin neighbouring countryside and open fields. There is a flagged patio area ideal for al fresco dining, barbecuing and entertaining, a hardstanding for a substantial greenhouse (with power in situ), and a hardstanding for a garden shed. There is an external tap and various external light points.

DRIVEWAY

2 Parking Spaces

GARAGE

Double Garage





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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Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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