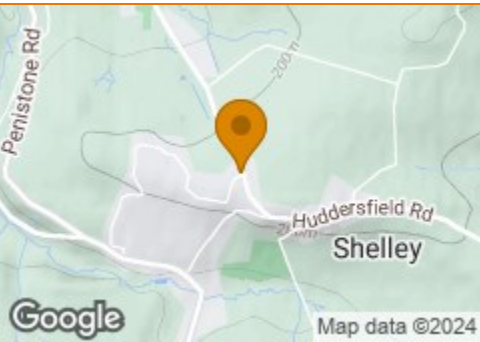
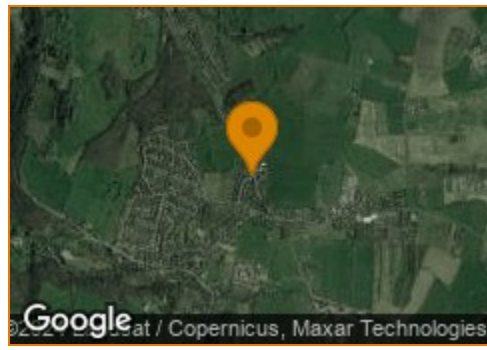


BOULTONS

Terrain Map



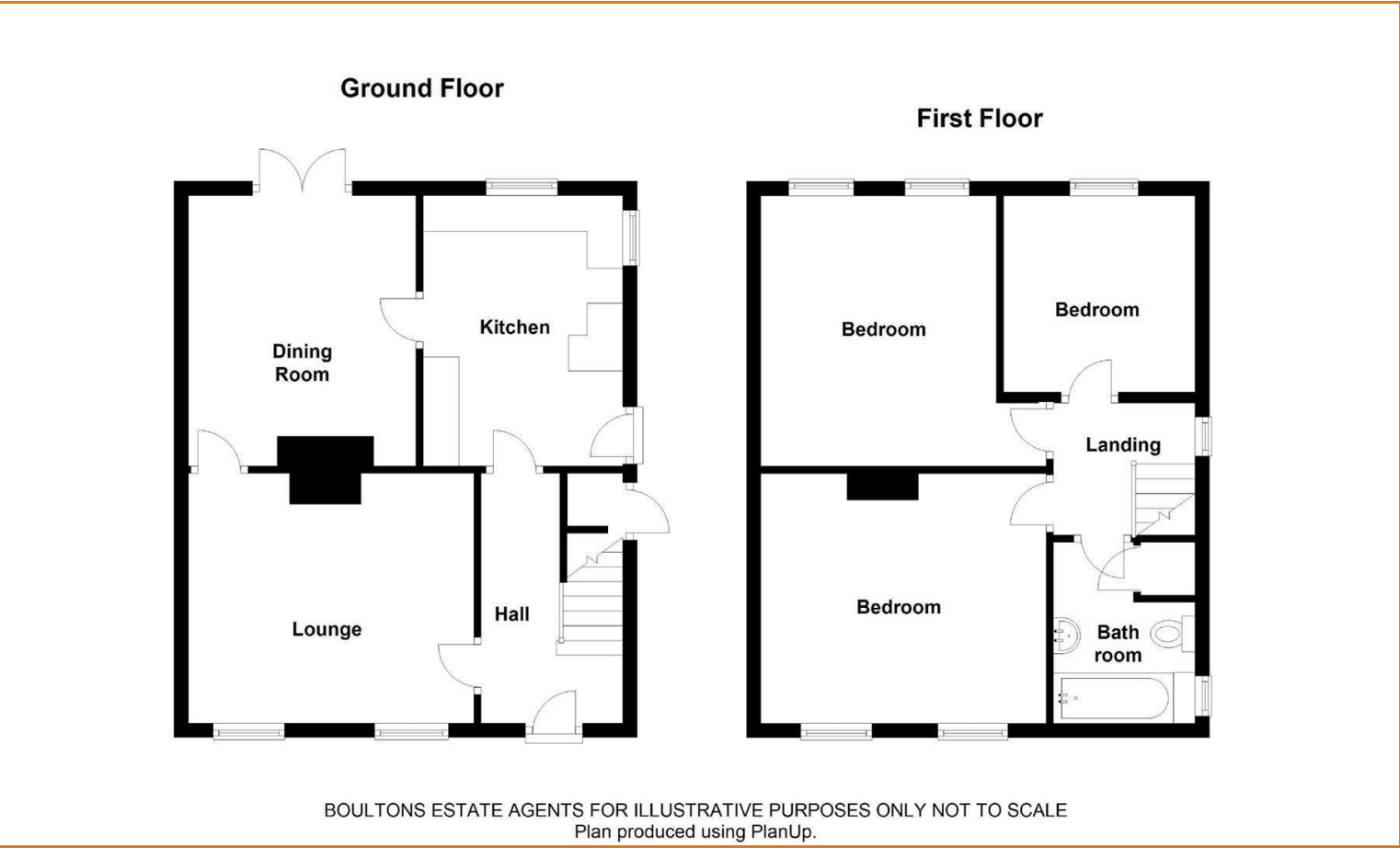
Hybrid Map



Terrain Map



Floor Plan

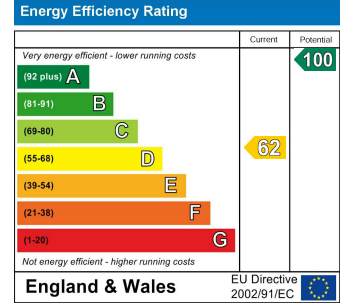


Westerley Way
Shelley, Huddersfield, HD8 8HN

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Offers In The Region Of



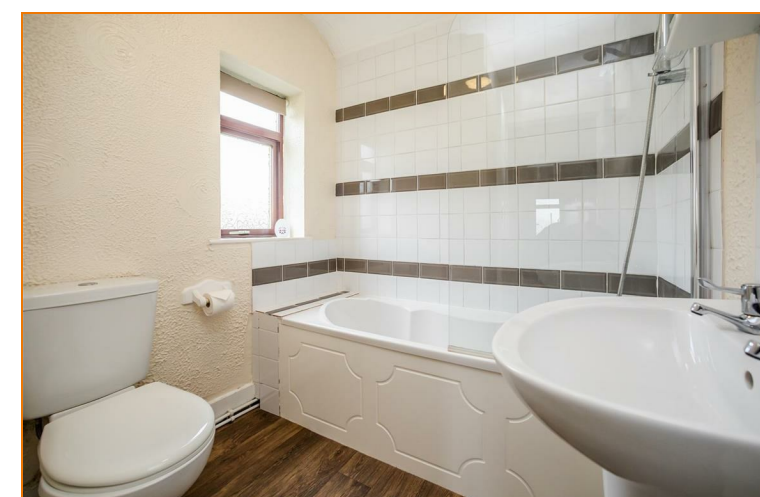
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Offers In The Region Of £225,000



OFFERED WITH NO ONWARD VENDOR CHAIN IS THIS THREE BEDROOM SEMI-DETACHED PROPERTY WITH GENEROUSLY SIZED LIVING ACCOMMODATION, VERY LARGE GARDEN, OFF ROAD PARKING AND A HIGHLY PRIZED SEMI RURAL VILLAGE LOCATION.

This spacious family home has been the subject of numerous improvements in recent times and is positioned within the popular village of Shelley. The house briefly comprises:- entrance hallway, lounge, formal dining room with patio doors leading out to the garden, kitchen, three good sized first floor bedrooms and a house bathroom. The outside space offers a good degree of privacy including wrap round gardens largely laid to lawn and ample gated off road parking. There is a nearby village shop, recreation area, pub, local "chippy", garden centre, abundant countryside and very well regarded schooling all close at hand. Commuters will be pleased to know that both the M1 and M62 are within reach along with rail links not far away at both Stockmoor and Shepley. As you would expect for as modern "move in ready" property there is a gas fired central heating system and sealed unit double glazing to be found at the property.

RECEPTION HALL

11'5" x 6'3"

Accessed via a uPVC double glazed front door and having a staircase rising to the first floor and there is a decorative dado rail.

LOUNGE

Enjoying good levels of natural light from the two uPVC double glazed windows positioned to the front elevation which overlooks the front garden. The focal point for the room is a contemporary electric feature fire with surround and there is an internal door that leads through to the dining room. Central heating radiator.

DINING ROOM

12'2" x 10'7" (ave)

Enjoying ample light and ease of access to the rear garden via the uPVC double glazed double/patio doors. Central heating radiator.

KITCHEN

Fitted with a range of wall and base level cupboard storage units presented in a Stone Grey colour scheme which are complimented by working surfaces that incorporate a stainless steel inset sink with mixer tap over and provision for an electric cooker. There is also plumbing for washing machine and provision for further white goods/appliances, wall mounted combination boiler, attractive part tiled splashbacks and a tiled floor covering.

BEDROOM 1

A good sized double bedroom which in keeping with the property as a whole is well presented. There are two uPVC double glazed windows located on the front elevation and a central heating radiator.

BEDROOM 2

Another well proportioned double bedroom which enjoys a pleasant aspect from the rear windows over the surrounding area via the uPVC double glazed window and there is a central heating radiator.

BEDROOM 3

A much larger than average single bedroom with decorative accent wall. Central heating radiator and there is another uPVC double glazed window that enjoys distant views.

BATHROOM

A modern three piece white suite comprising a low level W.C, pedestal hand wash basin, and a panel bath with a shower over. There is a splash screen for the shower along with contemporary part tiled splash backs and contrasting inset tiled detail. A uPVC double glazed window has privacy glass inset.

OUTSIDE

Extensive, mature and predominately level gardens will be found to the front, side and rear elevations. In the main laid to lawn and enjoying a seating area directly adjacent to the patio door off the dining room. Due to nature of the plot we would consider the opportunity to extend the property is a very real future option and subject to the required works and consents would not negatively impact the garden space for the property.

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX BAND A

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.