

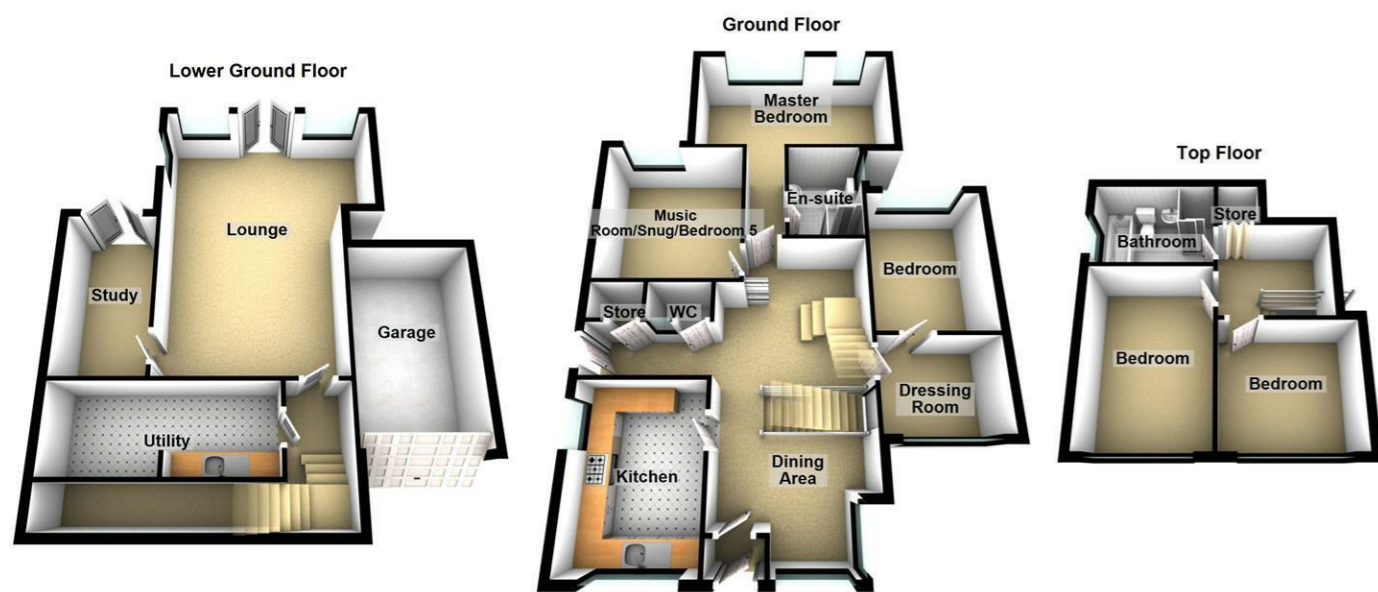
# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
01484 515029



39 Westerley Lane  
Shelley, Huddersfield, HD8 8HW

Offers Around £495,000



For illustration purposes only, not to scale.  
Plan produced using PlanItUp.

39 Westerley Lane, Huddersfield



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



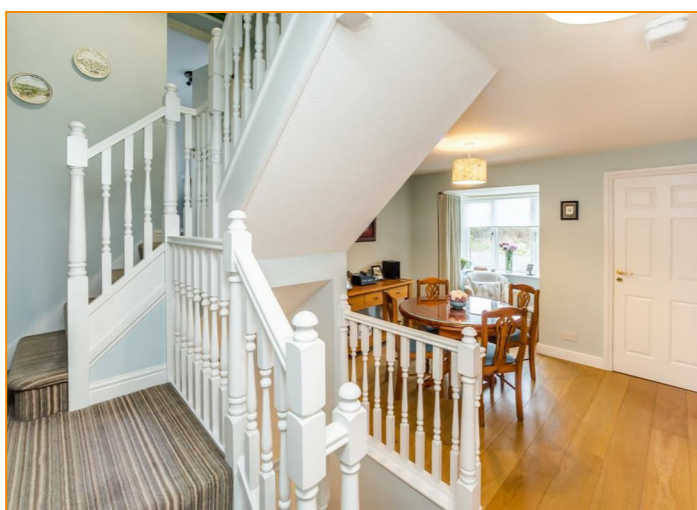
VALUERS



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\*\*\*\* SUPERB FAR RECHING VIEWS \*\*\*\* EXTENDED FAMILY HOME \*\*\*\* BEAUTIFULLY PRESENTED \*\*\*\*

Featuring modern fixtures and fittings, spacious and flexible living arrangements. A most popular location which in our opinion is ideal for families due to its close proximity to highly regarded schooling, bus and rail links along with easy access for the commuter to Leeds only 22 miles away, Sheffield 21 miles and Manchester 28 miles.

The breath-taking views are best enjoyed from the well stocked and established south facing rear garden which enjoys an elevated decking style terrace ideal for alfresco dining. To the front there are views over the local cricket club. Well worthy of a detailed inspection to appreciate the extensive and well presented accommodation on offer which briefly comprises: Lounge, dining room, breakfast kitchen, utility, w.c, 5 bedrooms (master with ensuite), home office, family bathroom, garage and gardens.

#### GROUND FLOOR

##### ENTRANCE VESTIBULE

3'10" x 3'1"

The front door has a double-glazed inset privacy glass panel then an internal door gives further passage through to the dining room.

##### FORMAL DINING ROOM

11'6" x 14'11" ave plus a bay 3'3" x 5'4"

With an engineered oak floor which is continued through to the kitchen and side hall. You will find two central heating radiators and a uPVC double glazed bay window positioned to the front elevation. There is a feature turned staircase giving access to the lower ground floor, the split level and first floor. In keeping with the remainder of the property, this area is in good decorative order.

##### BREAKFAST KITCHEN

11'9" x 8'6"

Fitted with a range of wall and base units in a white colour scheme with wooden effect worktops which extend into a breakfast bar area and are matched with up-stands around the preparation areas, there are part tiled splashback by the 4 ring Samsung gas hob which has a glass and stainless steel extractor hood over. The kitchen is further equipped with a composite one and a half bowl inset sink unit with mixer tap over, a fitted Samsung microwave and double, dual cook oven with a split door, an integrated dishwasher (newly installed), spotlights to the ceiling and uPVC double glazed windows to the front and to the gable end allowing good levels of natural light into the room. There is also a pull-out spice rack/pantry storage unit, LED ambient under unit lighting to complement the spotlights, a central heating radiator, the aforementioned engineered oak flooring and glazed, internal double doors giving passage to and from the dining room.

##### SIDE HALLWAY

9'4" x 2'11"

With a continuation of the engineered oak flooring, a central heating radiator, fitted shoe rack, side door with double glazed privacy glass inset allowing egress to the exterior of the property. There is also access to the wc/cloakroom and the boiler/cloaks cupboard respectively.

##### WC

With a contemporary vanity hand wash basin and mixer tap over, part tiled splashbacks, a low flush wc and the engineered oak flooring.

##### BOILER ROOM/CLOAKS CUPBOARD

Housing the Vaillant combination boiler (annually serviced and installed circa 2020) with useful hanging and shelving.

##### SPLIT LEVEL/MID FLOOR

##### HALF LANDING

9'6" x 7'3"

Including the turned feature staircase with spindles, balustrade and newel posts on display. Loft hatch with pull down ladder to a "fully" boarded storage space in the roof void.

##### MASTER BEDROOM

13'8" min to robe doors x 8'7"

Taking in far reaching panoramic views over the surrounding area through the large uPVC double glazed picture windows to the rear elevation together with a Velux window allowing additional natural light to flood in. The fitted bedroom furniture provides a range of hanging and shelving with additional drawer units giving excellent additional storage arrangements. There is a central heating radiator and provision for wall mounted reading lights.

##### ENSUITE

8'1" x 6'2"

Modern fixtures and fittings include a double walk-in shower with curved splash screen, a pedestal hand wash basin with mixer tap over and low flush wc, complementary part tiled walls and tile effect flooring, a heated towel rail, LED mirror, twin medicine cupboard with a socket for an electric razor and or toothbrush charger. A uPVC double glazed window to the side elevation with privacy glass inset, spotlights and extractor unit in the ceiling.

##### SNUG/MUSIC ROOM or BEDROOM 5

10'8" x 11'4"

A generous and versatile space currently used as a music room. Having a uPVC double glazed window to the rear elevation taking in the attractive wooded aspect and views beyond. Central heating radiator.

##### BEDROOM 3

11'0" x 8'8"

To the rear and therefore taking in the aforementioned views towards Shepley and surrounding countryside. With uPVC double glazed window, central heating radiator, fitted double floor to ceiling contemporary wardrobe with a range of shelving including split and full hanging.

##### STUDY/DRESSING ROOM

8'8" x 6'7"

Located in front of bedroom 3. With a uPVC double glazed window overlooking the local cricket pitch. This most useful area is suitable for a variety of uses such as home working/studying, hobbies/crafts or as a dressing area or multi media space.

#### TOP FLOOR

##### BEDROOM 2

12'4" x 9'8" to robe doors

With contemporary floor to ceiling fitted double robes featuring a range of hanging and shelving, a uPVC double glazed window to the front elevation taking in far reaching views over the cricket pitch, local recreation ground and towards Emley Moor mast. Central heating radiator.

##### BEDROOM 4

8'9" max or 6'9" to robe doors x 8'7"

With a central heating radiator and a uPVC double glazed window, which again enjoys the open aspects. Storage and hanging comes in the form of two bedside, floor to ceiling single robes with over bed cupboard storage units.

##### FAMILY BATHROOM

5'6" x 9'6"

Well fitted with a one piece vanity and concealed, push button flush wc with chrome mixer tap over the vanity basin, a deep set panelled bath with a waste filling mixer and chrome detail, a separate shower cubicle with Aqualizer power shower, Nordic grey, oak effect flooring, contemporary chrome heated towel rail, a uPVC double glazed window with privacy glass inset, extraction, spotlights and LED mirror.

##### LANDING

With useful double linen cupboard storage, an access hatch leading to a partially boarded loft space. Central heating radiator.

#### LOWER GROUND FLOOR

##### UTILITY ROOM

5'10" x 14'4"

Split into two sections with the first section being given over to the utility with plumbing for the washing machine, base unit cupboard storage and working surfaces that incorporate a stainless steel inset sink with mixer tap over. The second section is used as a keeping and storage area with extraction, spotlights, power and light.

##### LIVING ROOM

21'3" x 15'11" max or 13'4"

This room is almost defined into two sections including an area much akin to a garden room and with the principle lounge area having a central heating radiator. It is accessed via glazed double doors from the staircase descending down from the dining room and overall enjoys an abundance of natural light via the double glazed picture windows and the French double doors at the rear and which also in turn allow access to the rear garden. Taking in fantastic views over the local nature reserve directly behind the property and across the valley taking in rolling countryside and nearby woodland. The focal point to the "garden room" section is a traditionally styled, log effect stove with tiled back and hearth and a light oak surround. There is also a uPVC double glazed window to the side elevation, and a central heating radiator. An internal door gives access to the snug/office from the "main" section of the lounge.

##### HOME OFFICE/SNUG

7'1" x 11'4"

With a central heating radiator and uPVC double glazed French doors leading to the exterior of the property.

##### OUTSIDE

An established and well stocked front garden with evergreen hedges, planted pockets, shrubs and pathways to the front and side of the property. To the front and side is a double width driveway leading to the integral garage. The rear garden is established, well stocked and well-tended with a largely lawned main section, an array of planted pockets and flower beds, arbour, elevated patio and decked seating area taking in the aforementioned views and offering a good degree of privacy. The garden has an abundance of year-round colour, scent and detail. Strategically positioned to look down and across the valley is a beautiful summer house (affectionately known as the "sherry shack") which was professionally installed is of timber construction with glazed windows and door all under a shingle multi hipped roof.

##### GARAGE

18'2" x 8'11"

With the fuse board and a tap, uPVC double glazed window to the rear elevation, power and light.

##### GARDEN STORE/TOOLSHED

8'9" x 18'4"

At the rear of the property of the side patio and hanging area, under the garage and with power and light laid. Accessed through a solid, secure pedestrian door.

##### COUNCIL TAX BAND D

##### TENURE

We understand the property to be a freehold title. Further information can be obtained during the conveyancing process.

