

# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
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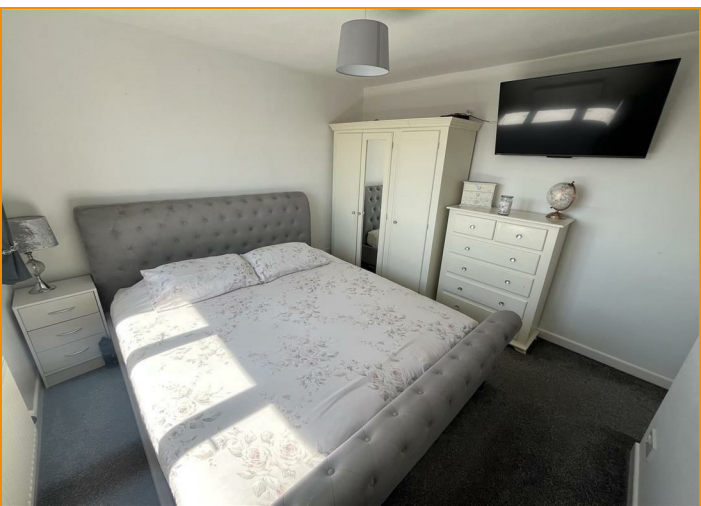
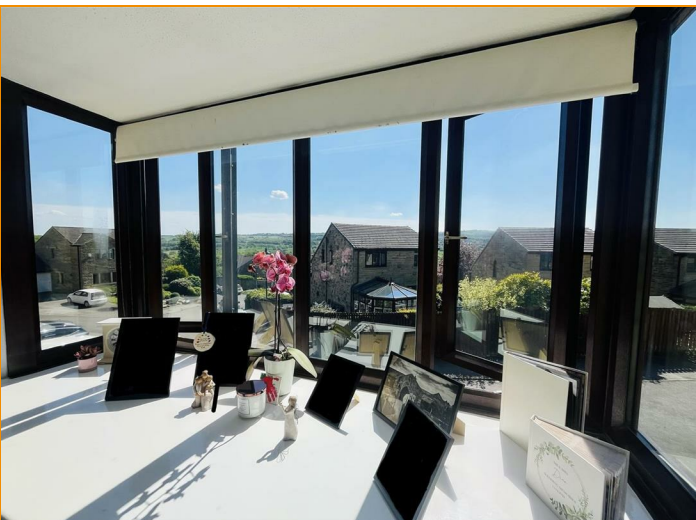
16 Kestrel View  
Shelley, Huddersfield, HD8 8HH

Offers Around £290,000

4 2 1 E







A “ move in ready” four-bedroom semi-detached house with far reaching views that offers a perfect blend of comfort and versatility.

This well-presented property is ideal for families seeking a generously proportioned home in a sought-after location renowned for its excellent schooling. The surrounding area enjoys rolling countryside and an abundance of village amenities all within easy reach as well as providing a good platform for motorway and rail access.

Offering an integrated garage, lounge with views, a dining kitchen with French doors directly out to the patio garden, a ground floor bedroom or home office, three first floor bedrooms and a well appointed family bathroom. This lovely home is both stylish and spacious with the potential to be sold furnished, subject to offer.

A true gem, perfect for those looking to settle in a popular semi-rural village with all its benefits while enjoying the comfort of modern living.

#### ACCOMMODATION

##### GROUND FLOOR

###### RECEPTION HALL

8'9" x 7'1"

Accessed via a uPVC double glazed wood grain effect front door, matching wood grain effect uPVC double glazed window position to the gable end. There is a central heating radiator, a staircase rising to the first floor and internal doors leading to the cloakroom, fourth bedroom and the garage.

###### CLOAKROOM/WC

5'10" x 2'7"

Fitted with modern two piece suite comprising a push button flush wc and wash hand basin with a part tiled splashback and there is a fitted mirror fronted medicine cupboard and an extraction unit.

###### BEDROOM 4

9'1" x 8'10" (plus entrance)

A useful and versatile additional room which could be used as an office or would make an excellent guest bedroom or teenage suite. There is a uPVC double glazed window in a wood grain style positioned to the gable end, central heating radiator and useful cupboard storage space under the stairs.

###### GARAGE

20'8" 9'2"

With power light and accessed from the drive via an up and over door. Integral in design and doubling up as a utility room with power points for white goods and plumbing for a washing machine. A convenience door leads through to the reception hall.

##### FIRST FLOOR

###### LOUNGE

14'11" x 10'8"

Enjoying excellent levels of natural light via the raised boxed bay window which is uPVC double glazed in construction and of a wood grain style. Distant views across the valley can be enjoyed and this room, in keeping with the remainder of the property, is in good decorative order. The focal point for the room is a coal effect gas fire with a marble back and atop a marble plinth within a traditional surround. There is provision for a wall mounted television, a central heating radiator and access to the dining kitchen and first floor via a lobby.

###### DINING KITCHEN

18'5" x 8'11"

A social, day to day family space with a dining area adjacent to the uPVC double glazed French doors (also in a wood grain style) which allow easy access out to the garden. The kitchen area is fitted with a range of wall and base units in a light oak design with marble effect working surfaces. The kitchen is further equipped with a four ring gas hob with oven beneath and an integrated extraction unit over. You will also find a fitted wine fridge, plumbing for a dishwasher and a one and a half bowl stainless steel inset sink and drainer with mixer tap over. There are part tiled splashbacks surround the preparation areas and adjacent to the sink is another uPVC double glazed wood grain effect window which enjoys an attractive outlook over the rear garden. There is a wall mounted Vaillant combination boiler and provision/space for a tallboy fridge/freezer.

##### SECOND FLOOR

###### BEDROOM 1

10'9" x 10'3" plus entrance

Enjoying the aforementioned across valley views via the uPVC double glazed wood grain effect window. Central heating radiator an provision for a wall mounted television.

###### BEDROOM 2

10'11" x 8'11" plus entrance

Another well presented double bedroom with an attractive outlook over the rear garden via the uPVC double glazed wood grain effect window, also with provision for a wall mounted television and there is a central heating radiator.

###### BEDROOM 3

7'6" max x 7'6" max inc bulkhead

With a central heating radiator and a uPVC double glazed window taking in the panoramic views.

###### FAMILY BATHROOM

7'0" x 5'8"

Fitted with a white, three piece suite comprising vanity hand wash basin with mixer tap over, a concealed flush wc, matching panel bath in a P-shaped design with a mixer tap and shower over featuring a main rainfall showerhead and additional hand held shower attachment. There is a curved splashscreen to match the shape of the bath, tiling to the wet areas, heated towel rail, spotlights in the ceiling, fitted mirror fronted medicine cupboard and a uPVC double glazed window with privacy glass inset.

###### LANDING

5'8" x 5'10"

Enjoying natural light via the uPVC double glazed wood grain effect window to the gable end. A loft hatch allows access to the roof void (not inspected at the time of the appraisal).

##### OUTSIDE

To the front is a generous double width driveway providing ample off road parking. Access to the rear of property is via steps at the side of the building. There is an attractive landscaped garden to the rear with a patio seating area adjacent to the dining kitchen and an elevated decked area from which the distant views can be enjoyed. The central section is predominantly laid to lawn with pathway leading up to the top section.

##### COUNCIL TAX, BAND C

##### TENURE

We understand that the property is a freehold arrangement.

##### AGENTS NOTES

In this instance our clients would be prepared (subject to offer) to include the furniture and white goods as part of the sale.

