



Westerley Lane, Shelley Huddersfield HD8 8HP

welcome to

Westerley Lane, Shelley Huddersfield

BEAUTIFULLY PRESENTED SEMI DETACHED RESIDENCE LOCATED WITHIN THE HIGHLY SOUGHT AFTER VILLAGE OF SHELLEY AND BOASTING THREE BEDROOM ACCOMMODATION SET WITHIN DELIGHTFUL GARDENS TO FRONT AND REAR AND EV CHARGING POINT.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Summary

Occupying a desirable position within the highly sought-after village of Shelley, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation ideal for modern family living. The property features a generous lounge with feature fireplace, a contemporary kitchen diner and a bright conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom, alongside a modern family bathroom.

Externally, the property benefits from attractive gardens to both the front and rear, with the enclosed rear garden offering a lawn, patio and raised decked seating area, perfect for relaxing or entertaining. Further enhanced by an EV charging point, this superb home combines stylish presentation, practical living space and a highly convenient village location close to local amenities, schools and transport links.

Accommodation

Ground Floor

Entrance Hall

Steps leading to first floor landing, door leads to:

Living Room

15' 6" x 9' 9" (4.72m x 2.97m)

A beautifully presented and generously proportioned lounge, enjoying an abundance of

natural light from the front-facing window. The room features elegant wall panelling and a stylish fireplace with inset gas fire, creating an attractive focal point. Finished in tasteful neutral tones, the accommodation offers ample space for a range of living furniture, making it ideal for both everyday family life and entertaining guests. A bright, welcoming and well-appointed reception room. Door leading to:

Kitchen/Diner

13' 9" x 9' 10" (4.19m x 3.00m)

A stylish and well-appointed kitchen diner, fitted with a comprehensive range of modern wall and base units complemented by contrasting work surfaces and contemporary tiled splashbacks. The kitchen incorporates an inset gas hob with extractor hood over and integrated oven beneath, further benefiting from integrated slimline dishwasher, whilst the dining area provides ample space for a family dining table. Enjoying natural light from the rear-facing window and with direct access through to the conservatory, this is a practical and sociable space ideally suited to modern family living.

Conservatory

13' 7" x 10' 7" (4.14m x 3.23m)

A bright and versatile conservatory enjoying a pleasant outlook over the rear garden through wrap-around windows that flood the space with natural light. Offering ample room for both seating and recreational use, this attractive addition provides an ideal space for relaxing, entertaining or enjoying the garden views throughout the year, with direct access to the outside creating a seamless connection between indoor and outdoor living.

First Floor

Bedroom One





13' 10" x 8' 8" (4.22m x 2.64m)

A generously proportioned principal bedroom enjoying an abundance of natural light from dual-aspect windows, creating a bright and airy feel throughout. The room offers ample space for a double bed and additional bedroom furnishings, whilst benefiting from pleasant outlooks and a tasteful neutral décor.

Bedroom Two

10' 9" x 7' 6" (3.28m x 2.29m)

The second bedroom enjoys a bright and airy feel, benefiting from a rear-facing window that allows for an abundance of natural light. Beautifully presented with attractive décor, the room offers ample space for a range of bedroom furniture and is ideally suited as a child's bedroom or guest room.

Bedroom Three

7' 2" x 7' 1" (2.18m x 2.16m)

Currently utilised as a home office, this versatile third bedroom enjoys a pleasant rear-facing window providing plenty of natural light. Well presented in neutral tones, the room offers flexible accommodation to suit a variety of needs, including a nursery, child's bedroom, study or dedicated workspace.

House Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower, pedestal wash hand basin and low flush WC. The room is complemented by tiled walls, a frosted window providing natural light and ventilation.

External

The property benefits from well-maintained gardens to both the front and rear. To the front is a lawned garden with established tree, the rear garden can be accessed via timber gates. The enclosed rear garden offers an excellent outdoor space for families and entertaining alike, featuring a lawn, paved patio seating area, raised decked seating space and

timber garden shed. The rear conservatory further enhances the connection between the home and garden, creating a delightful setting to enjoy throughout the seasons.



view this property online williamhbrown.co.uk/Property/HMF108970



welcome to

Westerley Lane, Shelley Huddersfield

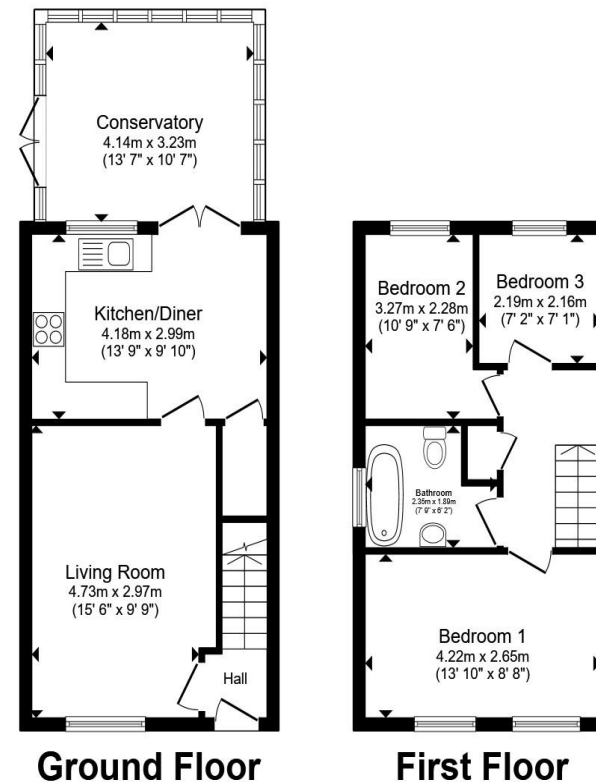
- Semi-detached Home
- Sought-After Shelley
- Three Bedrooms
- Front & Rear Gardens
- Beautifully Presented

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£250,000

directions to this property:

Leave Holmfirth via Victoria Street and bear left on to Market Walk A635 towards New Mill. At the New Mill crossroads continue forward on to the A635 towards Barnsley for approximately 2.5 miles. Turn left on to Cross Lane and Left on to the A629. Turn right on to Far Bank and at the top of the hill turn left on to Huddersfield Road and then left on to Westerley Way. Turn right on to Westerley Lane.



Total floor area 78.0 m² (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/HMF108970



Property Ref:
HMF108970 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk