



**Stoneleigh Court, Shelley HUDDERSFIELD HD8 8LQ**

**welcome to**

## **Stoneleigh Court, Shelley HUDDERSFIELD**

UPDATED MODERN END TERRACED HOUSE AFFORDING THREE BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDENS AND GARAGE OCCUPYING A PRIME, ELEVATED CUL DE SAC LOCATION IN THE VILLAGE OF SHELLEY.

### **Summary**

An internal inspection would be highly recommended of this modern end terraced residence, beautifully updated by the current vendor and affording stylish three bedroom accommodation briefly comprising: entrance hall, living room, dining kitchen, aforementioned three first floor bedrooms and house bathroom. Externally the property sits at the head of a delightful cul de sac and has attractive gardens along with off street parking and a detached garage. Ideal for the professional couple or young family, being situated in the popular village of Shelley means there is nearby well regarded schooling and also ease of access to major routes for commuting.

### **Accommodation**

#### **Entrance Hall**

On entry there is a central heating radiator and carpeted staircase ascending to the first floor. A door leads to:

#### **Living Room**

13' 6" x 12' 4" max ( 4.11m x 3.76m max )  
Immaculately presented room with the focal point being the gas coal effect living flame fire set to Adams style surround with marble effect inset and hearth. There is a useful understairs storage cupboard, central heating radiator, double glazed window to side aspect and double glazed box bay window to front aspect.

#### **Dining Kitchen**

15' 6" x 8' 8" ( 4.72m x 2.64m )  
Presented in a contemporary style with a modern range of wall and base units with Quartz style worksurfaces incorporating a sink unit with mixer tap. There are complementary tiled surrounds and the full range of appliances include the gas hob,

electric oven, integral fridge freezer, integral washer-drier machine and slimline dishwasher. There is ample dining space and the room has a vinyl floor covering, double glazed window to rear aspect and French style doors leading to rear garden. The kitchen also houses the central heating boiler.

#### **First Floor Bedroom One**

12' 1" x 8' 4" ( 3.68m x 2.54m )  
The principle bedroom has fitted wardrobes, a central heating radiator, additional bulkhead storage cupboard and is double glazed to front aspect.

#### **Bedroom Two**

9' x 7' 8" ( 2.74m x 2.34m )  
The second bedroom, again pristinely decorated has a central heating radiator and is double glazed to rear aspect with far reaching outlook.

#### **Bedroom Three**

7' 9" x 6' 2" ( 2.36m x 1.88m )  
The third bedroom or home office where required has a central heating radiator and is double glazed to rear aspect boasting the delightful views.

#### **House Bathroom**

8' max x 5' 9" ( 2.44m max x 1.75m )  
A stylish white suite comprising of low flush w/c, wall mounted hand washbasin and 'p' shape shower bath with overhead unit, attachment and screen. There are complementary tiled surrounds, a chrome effect heated rail ladder, inset ceiling lighting and double glazed obscure window.

#### **External**

The predominantly lawned gardens wrap around the side of the property leading to the delightful rear garden with patio and pergola. There is an array of



border plants and the garden enjoys a particularly attractive outlook across the valley. EV charging point. The garage has power and lighting and there is additional parking adjacent to the garage.



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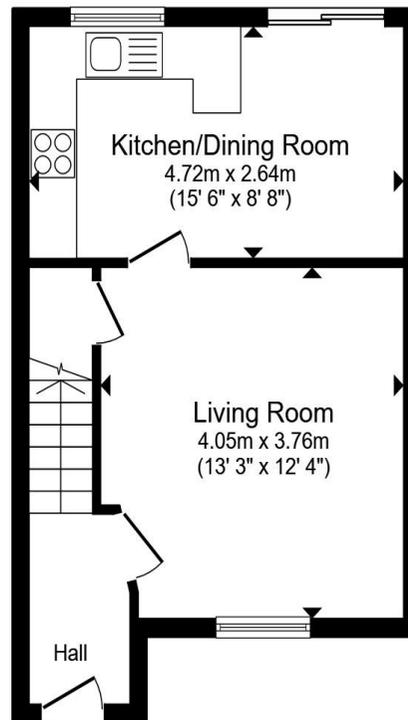
- Modern End Terraced House
- Three Bedroom Accommodation
- Stylishly Updated Interior
- Cul De Sac Position
- Attractive Gardens

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

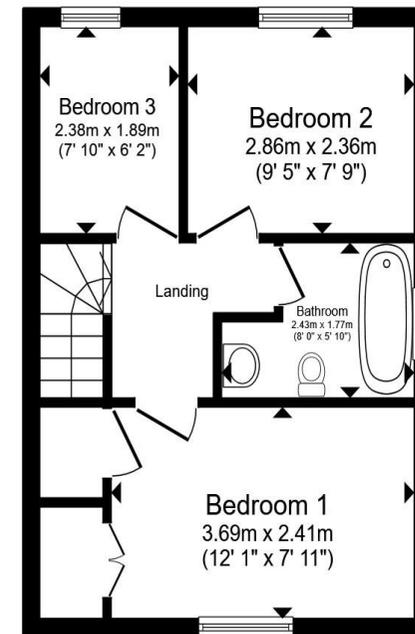
**£270,000**

### directions to this property:

Leave Holmfirth via Station Road and continue forward on to Holmfirth Road towards New Mill. At the crossroads at New Mill, bear left on to the A635 in the direction of Barnsley. Turn left on to Cross Lane and left on to the A629. Drive through Shepley and just after the tight bend in Shelley turn right on to Far Bank. Turn left on to Stoneleigh Court where the property is situated at the end of the cul-de-sac on the left hand side.



**Ground Floor**



**First Floor**

Total floor area 64.9 m<sup>2</sup> (698 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](http://www.propertybox.io)



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Property Ref:  
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william h brown



**01484 687818**



[holmfirth@williamhbrown.co.uk](mailto:holmfirth@williamhbrown.co.uk)



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



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