






MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Abbey Gardens, Shepley, Huddersfield, HD8 8FT

Offers Over £950,000

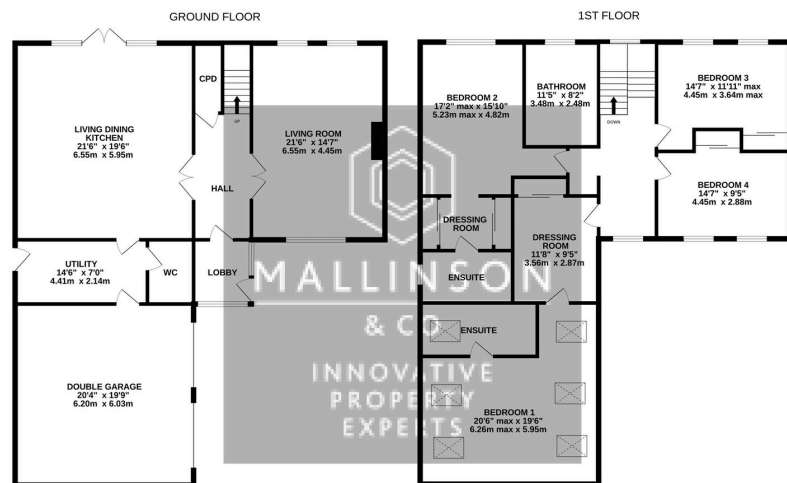
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- DETACHED
- 2 RECEPTION ROOMS
- 2 EN SUITES
- DOUBLE GARAGE & DRIVEWAY
- BEAUTIFULLY PRESENTED THROUGHOUT
- 4 BEDROOMS
- STUNNING OPEN PLAN LIVING KITCHEN
- HIGH QUALITY FIXTURES & FITTINGS
- LANDSCAPED GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS



STUNNING, CONTEMPORARY FAMILY LIVING ... POSITIONED WITHIN A HIGHLY REGARDED RESIDENTIAL SETTING, THIS BEAUTIFULLY PRESENTED AND SUBSTANTIALLY APPOINTED FOUR BEDROOM DETACHED HOME OFFERS EXCEPTIONAL LIVING SPACE, HIGH-QUALITY FINISHES AND A THOUGHTFULLY DESIGNED LAYOUT IDEAL FOR MODERN FAMILY LIFE. BOASTING AN IMPRESSIVE OPEN PLAN KITCHEN, MULTIPLE EN-SUITES, LANDSCAPED GARDENS AND A DOUBLE GARAGE, THIS IS A HOME THAT PERFECTLY BALANCES PRACTICALITY WITH REFINED CONTEMPORARY STYLE.



TOTAL FLOOR AREA: 2822 sq.ft. (262.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropac C2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



INNOVATIVE
PROPERTY
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