





Ashleigh Close, Park Drive,Shelley Huddersfield HD8 8JT

william h brown

welcome to

Ashleigh Close, Park Drive, Shelley Huddersfield

IMPRESSIVE STONE-BUILT HOME OCCUPYING AN END POSITION IN SOUGHT-AFTER SHELLEY. OFFERING FIVE BEDROOMS, SPACIOUS LIVING ACCOMMODATION, CONSERVATORY, GARAGE, DRIVEWAY PARKING, AND ATTRACTIVE FRONT & REAR GARDENS. A UNIQUE FAMILY HOME IN A DESIRABLE VILLAGE LOCATION.

Summary:
Occupying an enviable end position, this substantial five-bedroom family home offers spacious and versatile accommodation extending to over 1,700 sq ft including the garage. The ground floor comprises an entrance hall, generous reception room, dining area, fitted kitchen with space and plumbing for both a washing machine and dishwasher, conservatory overlooking the garden, and a convenient downstairs WC. To the first floor are five bedrooms, including a principal bedroom with en-suite facilities and a second bedroom also benefitting from its own en-suite, alongside a family bathroom. Externally, the property enjoys driveway parking, an integral garage, front garden, and an impressive rear garden featuring a large lawn, mature trees, a stone flagged patio and excellent privacy, creating an ideal setting for family living and outdoor entertaining.

Ground Floor:
Entrance Porch
W/C
Recpetion Room
Conservatory
Dining Area
Kitchen
Bedroom One
Ensuite
Bedroom Two
Bedroom two is access via bedroom four.

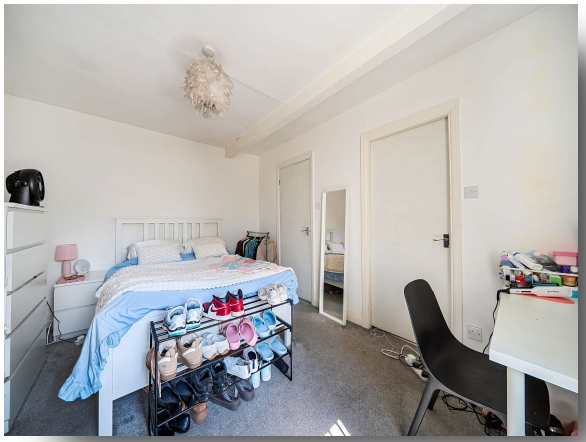
Ensuite
Bedroom Three
Bedroom Four
Bedroom Five
House Bathroom
Agents Note:
Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we
will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

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.









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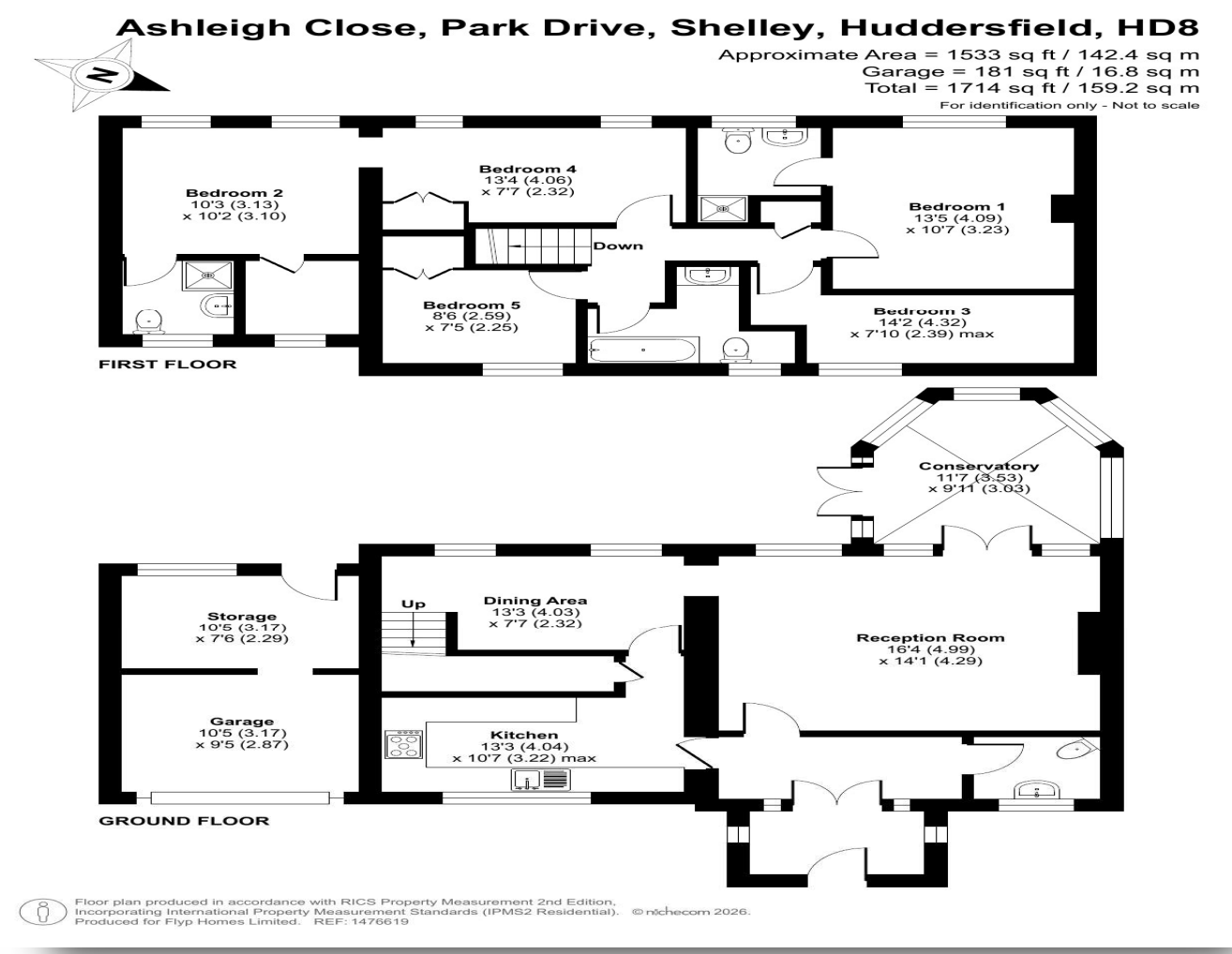
Ashleigh Close, Park Drive, Shelley Huddersfield

- Five Bedroom Home
- End Of Row Position
- Driveway And Garage
- Front And Rear Gardens
- Spacious Family Accommodation

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

offers over

£325,000



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The Property Ombudsman

Property Ref:
HMF109076 - 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.

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