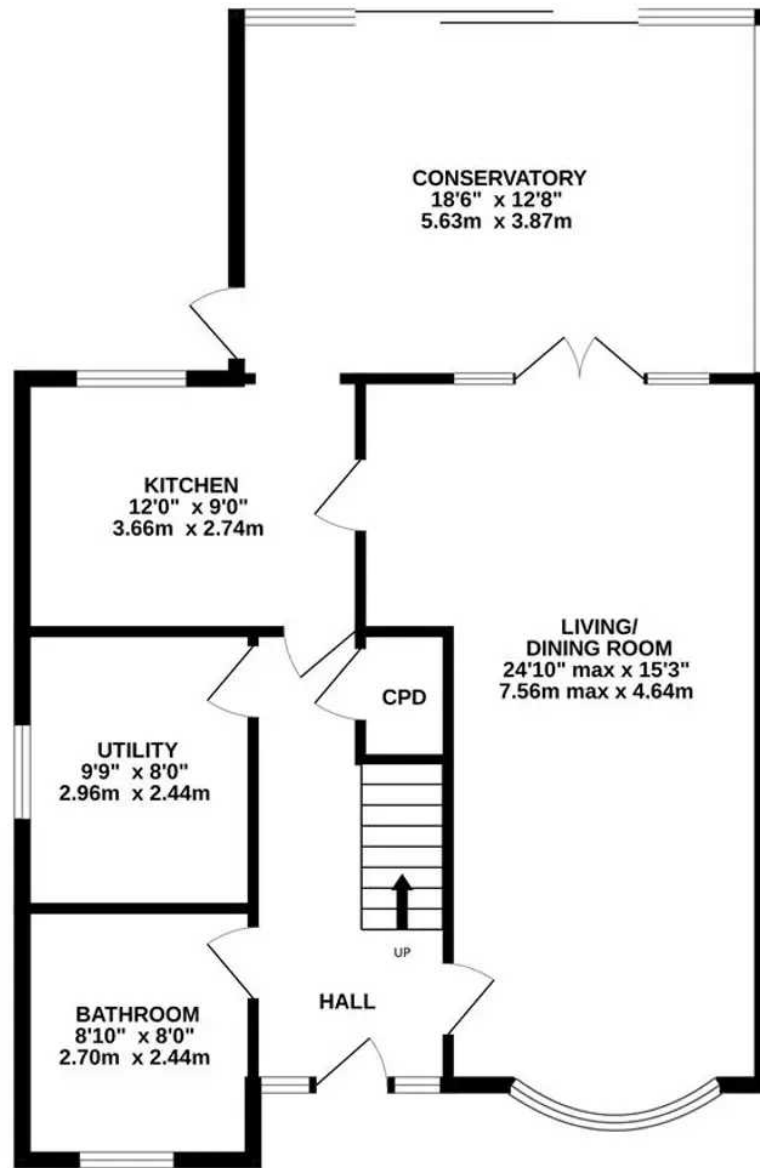




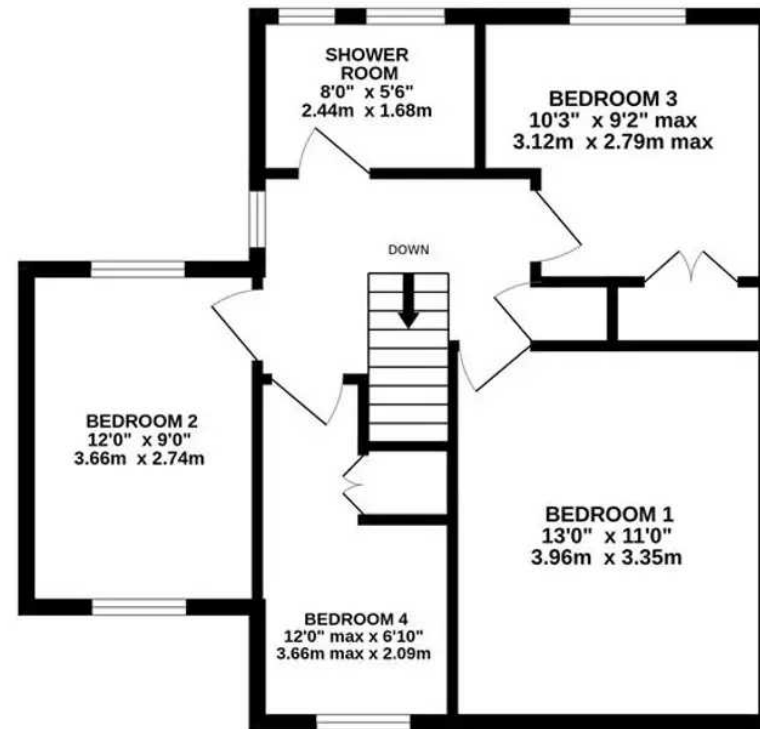
**32 Cleveland Way, Shelley**  
Huddersfield, HD8 8NQ

Offers Over **£370,000**

GROUND FLOOR



1ST FLOOR



CLEVELAND WAY

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.  
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## 32 Cleveland Way

Shelley, Huddersfield, HD8 8NQ

A DETACHED, FOUR BEDROOM, FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT, WITH FABULOUS OPEN ASPECT VIEWS TO THE FRONT. SITUATED IN THE SOUGHT-AFTER AREA OF SHELLEY PARK, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS TWO BATHROOMS, FABULOUS CONSERVATORY SPACE AT THE REAR AND WRAP AROUND GARDENS.

The property comprises of entrance hall, open plan living/dining room, breakfast kitchen, utility room, ground floor bathroom and fabulous conservatory (18'6" x 12'08" approx.) to the ground floor. To the first floor there are four bedrooms and the house shower room. Externally to the front is a double width driveway and lawn, to the rear is a fabulous garden, with external kitchen area ideal for barbecuing and alfresco dining, patio areas, lawn and hard standings for a shed, summerhouse and play area. Early viewings are advised to truly appreciate the accommodation and gardens on offer.

EPC Rating C.

Council Tax Code E.

Tenure Freehold.



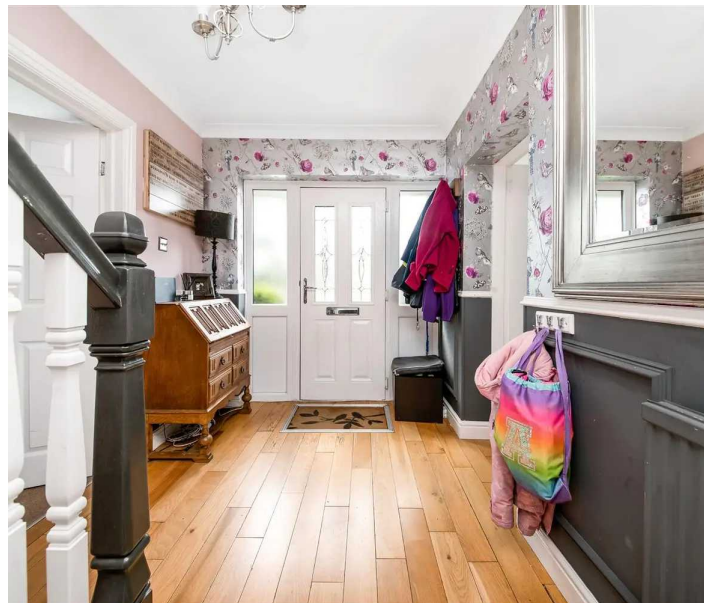
## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double-glazed composite front door with obscure glass and leaded detailing inserts into a most welcoming entrance hall. There are adjoining double-glazed windows with obscure glass at either side of the front door, fabulous oak flooring, and a staircase with wooden banister, traditional spindles, central carpet runner and attractive stair rods rises to the first floor. There is decorative coving to the ceiling, a decorative dado rail, a radiator, and a ceiling light point. The entrance hall provides access to the lounge, kitchen, utility room, ground floor bathroom and a useful understairs cupboard.

### LOUNGE

The lounge is a generously proportioned reception room which features a double-glazed bay window to the front elevation, offering fantastic open aspect views over rooftops and across the valley. The room enjoys decorative coving to the ceiling, two ceiling light points, a radiator, and the focal point of the room is the living flame effect gas fireplace with decorative mantel surround and set upon a raised granite hearth. At the rear of the room are double-glazed French doors with adjoining windows, which provide access to the conservatory, and a multi-panel door proceeds through to the kitchen.





#### **KITCHEN**

The kitchen features a range of fitted wall and base units with fixed-frame shaker-style cupboard fronts and with complementary work surfaces over, which incorporate a one-and-a-half bowl stainless-steel Blanco sink and drainer unit with pull-out hose mixer tap. The kitchen is equipped with space for a five-ring range cooker with canopy style cooker hood over, and there is high-gloss brick effect tiling to the splash areas. There is an integrated fridge and freezer unit, glazed display cabinets, under-unit lighting, and a built-in dishwasher. A doorway proceeds through to the fabulous conservatory, and there is hardwood flooring, a ceiling light point, and a radiator.

#### **UTILITY ROOM**

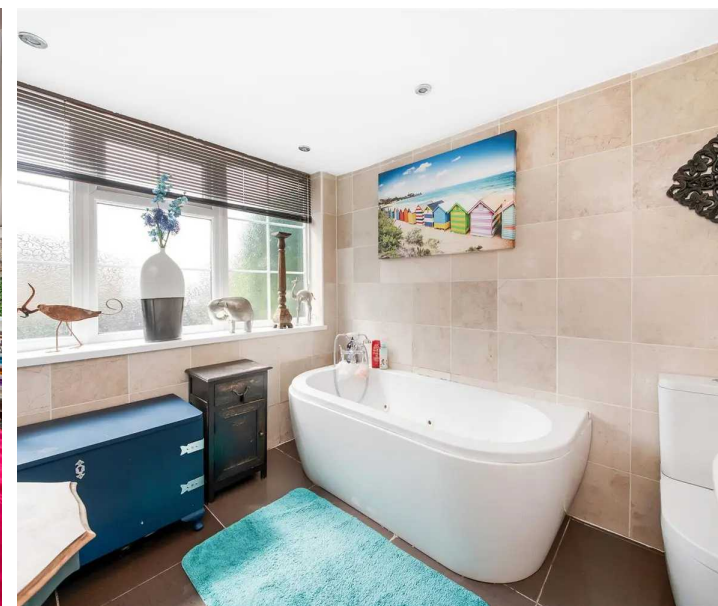
The utility room features a fitted work surface, as well as plumbing and provisions for an automatic washing machine and tumble dryer. There is tiling to the splash areas, a bank of double-glazed windows to the side elevation, tiled flooring, and a central ceiling light point. The utility room also houses the property's combination boiler and is an ideal space for use as a pantry or cloaks cupboard.

## CONSERVATORY

This generously proportioned room enjoys a great deal of natural light from the bank of double-glazed windows to the side elevation and large picture sliding patio doors to the rear elevation which lead seamlessly out to the gardens. There is an additional double-glazed external pedestrian door with obscure glass to the side elevation. Due to its impressive proportions, the conservatory is currently utilised as a dining room and family room. There are two radiators, three wall light points, and pleasant views to all sides of the property's gardens and grounds.

## GROUND FLOOR BATHROOM

The ground floor bathroom features a modern white three-piece suite which comprises of a freestanding bath with showerhead mixer tap and multi-jet function, a low-level w.c. with push-button flush, and a wall hung broad wash hand basin with chrome mixer tap. There is tiled flooring, tiling to the walls, inset spotlighting to the ceilings, and an extractor fan. The ground floor bathroom also benefits from a bank of double-glazed bay windows with obscure glass to the front elevation, and a chrome ladder-style radiator. Please note that this bathroom has ample floor space to accommodate a four-piece suite if required.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing, which has multi-panel doors providing access to four spacious double bedrooms, the house bathroom, and a useful airing cupboard. There is decorative coving to the ceilings, a double-glazed window with obscure glass to the side elevation, a ceiling light point, and a radiator. There is also a loft hatch which provides access to a useful attic space.

### BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation which offer fantastic views over rooftops and across the valley. The room features decorative coving to the ceiling, a radiator, and a central ceiling light point.

### BEDROOM TWO

12' 0" x 9' 0" (3.66m x 2.74m)

Bedroom two can accommodate a double bed with ample space for freestanding furniture. The room enjoys pleasant open aspect views through the bank of double-glazed windows to the front elevation. There is decorative coving to the ceiling, a radiator, and a central ceiling light point.



### BEDROOM THREE

10' 3" x 9' 2" (3.12m x 2.79m)

Bedroom three is a double bedroom with ample space for free standing furniture, a bank of double-glazed windows to the rear elevation, a radiator, a ceiling light point, and a useful built-in wardrobe.

#### **BEDROOM FOUR**

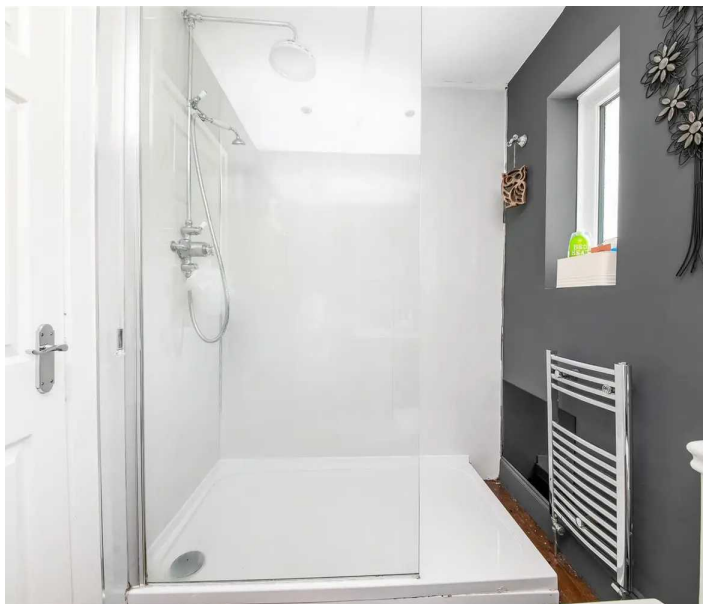
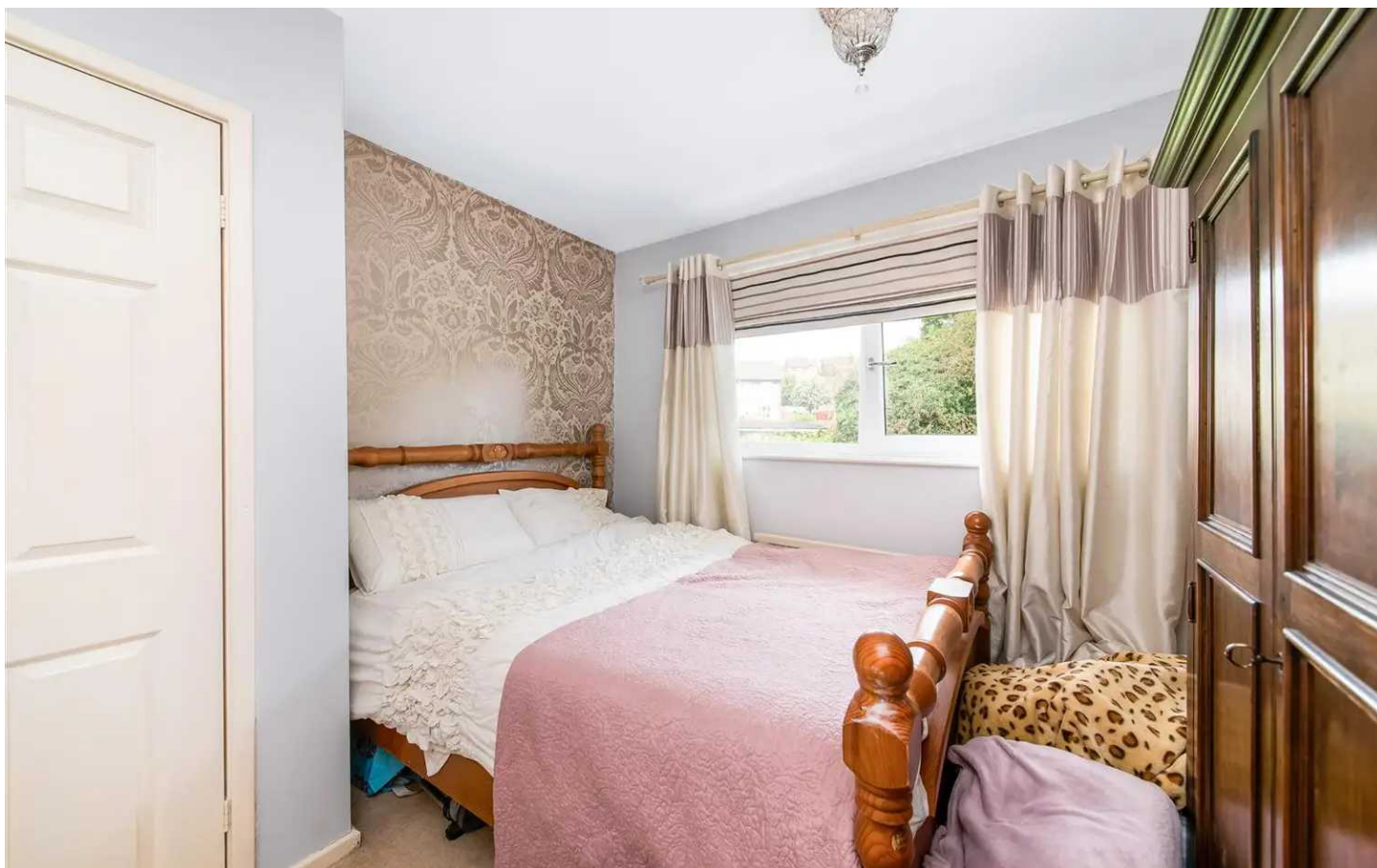
12' 6" x 6' 10" (3.81m x 2.08m)

Bedroom four is a generously proportioned single bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, which offer fantastic far-reaching views, a ceiling light point, a radiator, and decorative coving. The bedroom also benefits from a built-in cupboard over the bulkhead for the stairs.

#### **HOUSE SHOWER ROOM**

8' 0" x 5' 6" (2.44m x 1.68m)

The shower room features a modern three-piece suite which comprises of a fixed-frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, a low-level w.c. with push-button flush, and a broad pedestal wash hand basin with ceramic splashback. There is hardwood flooring, paneling to the splash areas, a chrome ladder-style radiator, and inset spotlighting to the ceilings. The house shower room features two double-glazed windows, both with obscure glass, to the rear elevation.





## EXTERNAL

### FRONT GARDEN

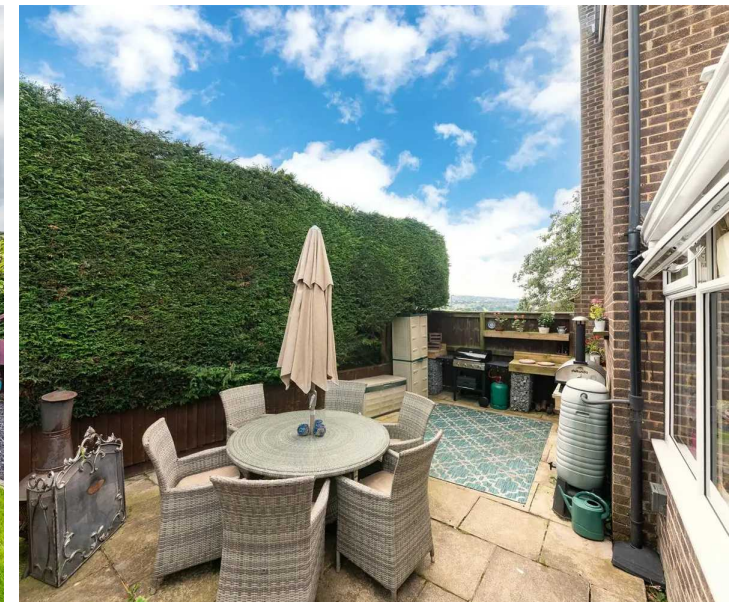
Externally to the front, the property features a tarmac driveway which provides off-street parking for multiple vehicles. There is a well-stocked flower and shrub bed to one side of the driveway and a lawn garden which proceeds down the side of the property, again with well-stocked flower and shrub beds. The property features an external light, an electric car charging point, and a flagged pathway proceeding down the other side of the property to a gate which encloses the rear gardens. From the front, there are fabulous open-aspect views across the valley over rooftops.

### REAR GARDEN

Externally to the rear, the property benefits from a sheltered flagged patio area with outside kitchen, which features timber work surfaces with space for a barbecue and pizza oven. This particular area is a great space for al fresco dining and entertaining and is completely private with hedging and fencing. The garden then proceeds to a low-maintenance play area which is an ideal space for the growing family.

### Driveway

2 Parking Spaces





## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

**FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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## **OFFICE OPENING TIMES**

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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