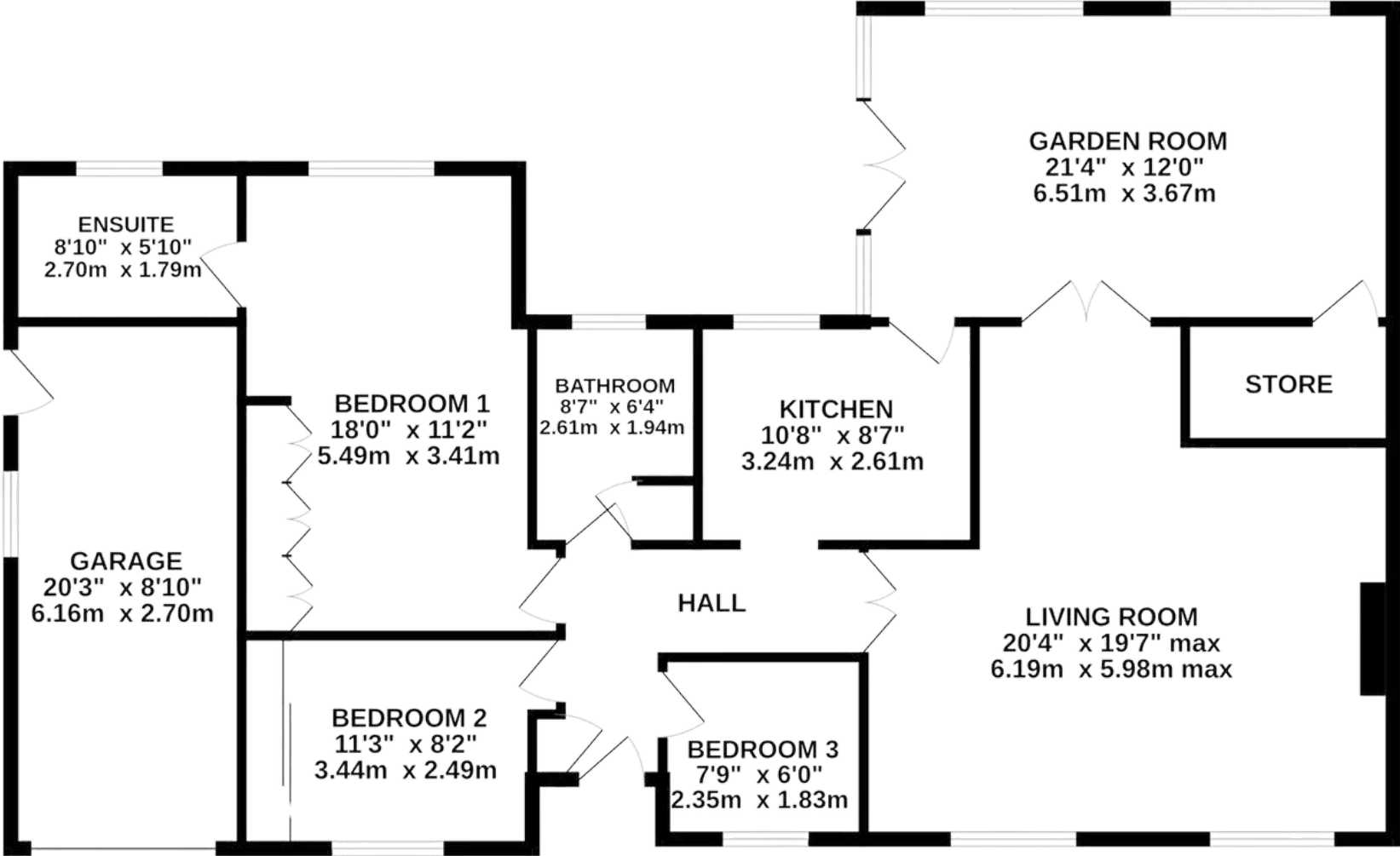


Simon Blyth
ESTATE AGENTS



13 Park Avenue, Shelley
Huddersfield

Offers in Region of **£370,000**



PARK AVENUE

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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13 Park Avenue

Shelley, Huddersfield

SITUATED ON THE EDGE OF THE POPULAR RESIDENTIAL DEVELOPMENT OF SHELLEY PARK IS THIS DETACHED, TRUE BUNGALOW, OFFERED WITH NO ONWARD CHAIN, SPACIOUS ACCOMMODATION, AND FLAT, EASY TO MAINTAIN GARDENS.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Attached garage
- Off-road parking
- Large garden room
- Stunning views across fields





ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscure glazed inserts. The entrance hall features doors providing access to three bedrooms, the house bathroom, the kitchen, and the open-plan living dining room. There is decorative coving to the ceilings, a ceiling light point, a radiator, and a loft hatch providing access to a useful attic space.

OPEN-PLAN LIVING DINING ROOM

The open-plan living dining room is a generously proportioned reception room which enjoys a great deal of natural light which cascades through the double-glazed windows to the front elevation; one of which is a pleasant bay window overlooking the front gardens. There are decorative timber beams and batons to the ceiling, decorative coving, a radiator, and the focal point of the room is the living flame effect gas fireplace with decorative stone surround and set upon a natural slate tiled hearth. There are two wall light points, a central ceiling light point, and a recessed spotlight over the exposed stone chimney breast. There are also timber and glazed double doors which proceed into the garden room.



GARDEN ROOM

This versatile space can be used in a variety of ways and, again, is a generously proportioned reception room which enjoys a great deal of natural light. There are dual-aspect windows with two windows to the rear elevation, offering fantastic views over neighbouring fields, and double-glazed French doors with adjoining windows to the side elevation, providing direct access to the gardens. There is decorative coving to the ceilings, two ornate ceiling roses with ceiling light points, a radiator, and multi-panel doors providing access back into the kitchen and into a useful storage room.

STORAGE ROOM

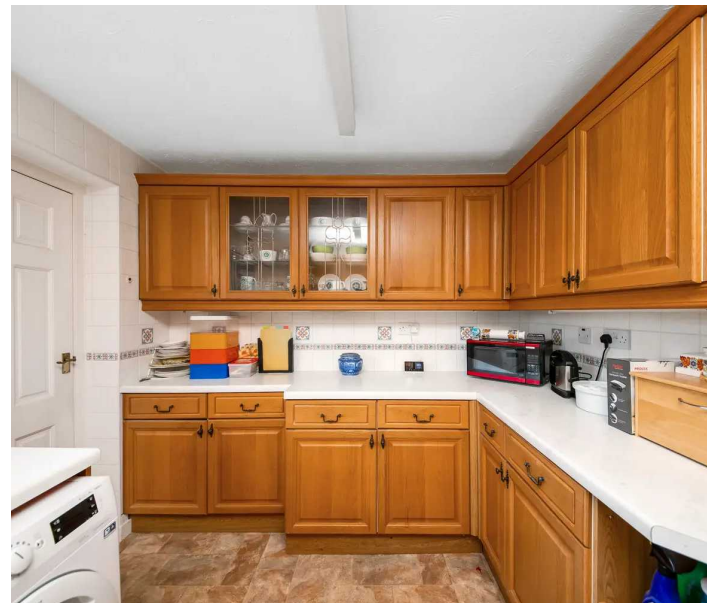
The storage room has a fluorescent ceiling light point, fitted shelving, and houses the property's condensing boiler.





KITCHEN

The kitchen features a range of fitted wall and base units with shaker style cupboard fronts and with complementary rolled edge work surfaces over, which incorporate a one-and-a-half bowl sink and drainer unit with mixer tap. The kitchen is equipped with space for a gas cooker with integrated cooker hood over, as well as space and provisions for a slimline dishwasher and automatic washing machine. There is tiling to the splash areas, under-unit lighting, and glazed display cabinets. There is space for a tall standing fridge and freezer unit, a fluorescent ceiling light point, and a double-glazed bank of windows to the rear elevation which offer pleasant views across the rear patio and neighbouring fields beyond.



BEDROOM ONE

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a double-glazed window to the rear elevation which takes full advantage of the property's position with panoramic views across neighbouring fields and of open countryside. There is decorative coving to parts of the ceiling, floor-to-ceiling fitted wardrobes with hanging rails and shelving, two ceiling light points, and a radiator. The principal bedroom also benefits from en-suite shower room facilities.

BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite shower room features a white three-piece suite which comprises of a low-level w.c., a pedestal wash hand basin, and a fixed frame shower cubicle with electric shower. There is lino flooring, tiled walls, a ceiling light point, a shaver light, a shaver point, a radiator, an extractor fan, and a double-glazed window with obscure glass to the rear elevation.





BEDROOM TWO

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a double-glazed window to the front elevation, a ceiling light point, a radiator, and a bank of built-in wardrobes with hanging rails, shelving, and sliding mirrored doors.

BEDROOM THREE

Bedroom three is a single bedroom which could be utilised as a home office. There is a double-glazed window to the front elevation, decorative coving to the ceiling, a radiator, and a ceiling light point.

HOUSE BATHROOM

The house bathroom features a three-piece suite which comprises of a low-level w.c., a pedestal wash hand basin, and panel bath with mixer tap and separate handheld shower attachment. There is tiling to the half-height on the walls and a double-glazed window with obscure glass to the rear elevation.



Front Garden

Externally to the front, the property features a predominantly lawn garden with well-stocked flower and shrub beds. There is a pathway which leads to the front door, which features terracotta tiling. There is an external light and a tarmacadam driveway to the side which provides off-street parking and leads to the attached single garage. A flagged pathway with lawn border proceeds down the side of the garage to a gate which encloses the rear garden.

Garage

Single Garage

On Drive

2 Parking Spaces





REAR GARDEN

Externally to the rear, the property enjoys a relatively low maintenance garden, featuring a flagged patio area which is an ideal space for al fresco dining and barbecuing. The patio enjoys superb views over an attractive dry stone wall boundary of neighbouring fields and open countryside. There are two lawn areas, again with well-stocked flower and shrub beds and part-hedged and part-fenced boundaries. There is also an external tap and external lights.





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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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