



Applegate  
Properties



- Semi detached farmhouse
- Three beds plus study
- Stylish extended accommodation
- Generous garden and garage

**Penistone Road, Shelley, Huddersfield, HD8 8JB**

**Asking Price £465,000**

A superbly presented and characterful three bed plus study stone farmhouse with attached garage and generous gardens in popular village location.



## PROPERTY DESCRIPTION

Occupying a pleasant tucked away position within generous plot is this most attractive stone semi detached farmhouse. Having been fully and extensively refurbished in recent years and further extended, the property now offers most a most spacious, characterful and stylish interior which may well suit a variety of buyers including the young family.

Being located close to regarded schooling and nearby village amenities the accommodation briefly comprises: Entrance lobby with Cloaks/w.c and Utility room off, stunning open plan Living/Dining Kitchen including island and Sitting area with skylights and bi-fold doors to garden, spacious Living Room with feature log burning stove, Study and open staircase.

First Floor: Three bedrooms, two having fitted wardrobes and Principal with En suite shower room and luxury House Bathroom with contemporary white suite. Externally, the property is set back from the roadside along a shared driveway leading to an attached garage with front up and over door and rear door to garden. To the rear can be found a generous garden being mainly laid to lawn with well stocked borders, patio seating area and established trees.

EPC: C

Council Tax: C

Tenure: Freehold

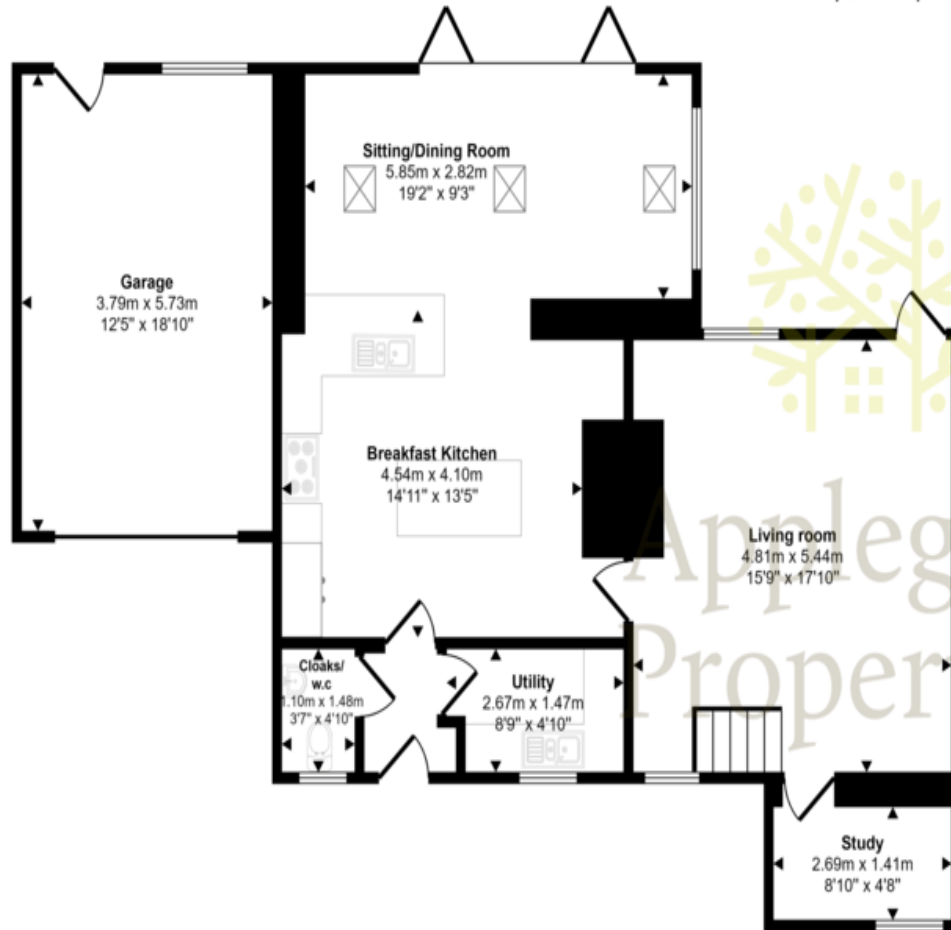
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



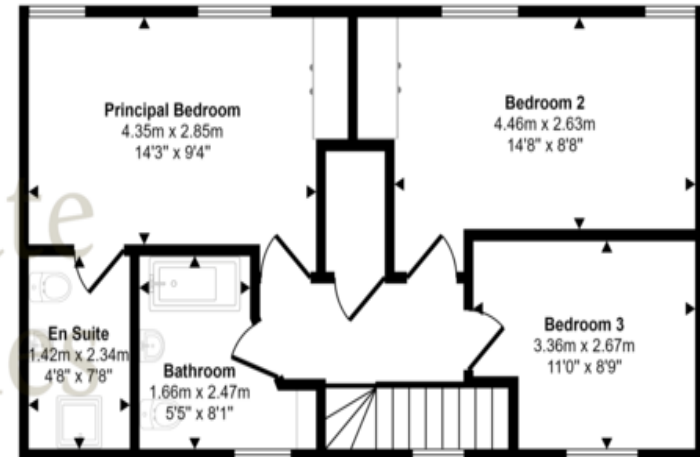




Approx Gross Internal Area  
157 sq m / 1685 sq ft



Ground Floor  
Approx 103 sq m / 1109 sq ft



First Floor  
Approx 53 sq m / 575 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

#### Measurements

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#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

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