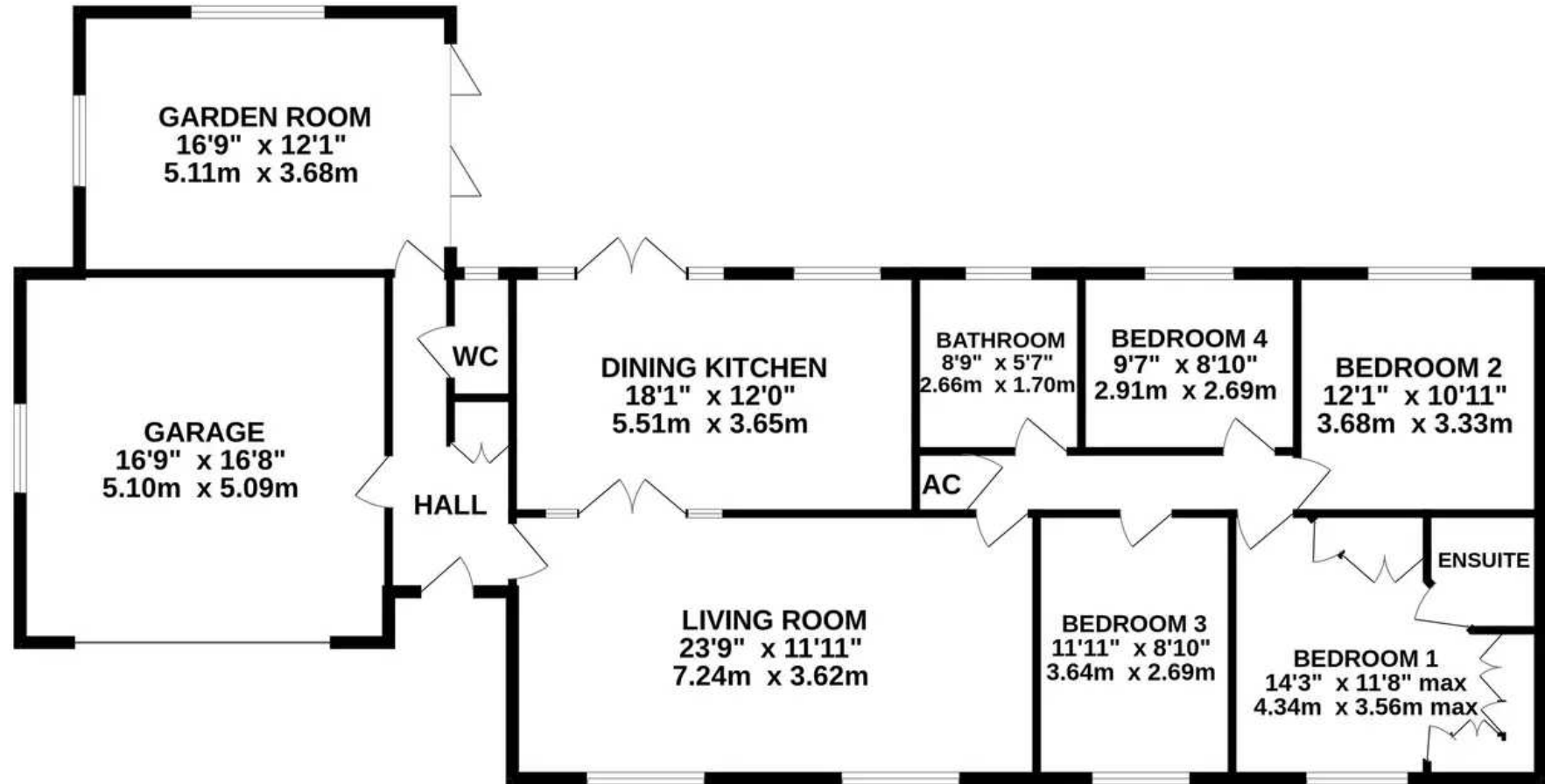




**1 Park Avenue, Shelley**  
Huddersfield, HD8 8JG

Offers in Region of **£500,000**





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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## 1 Park Avenue

Shelley, Huddersfield, HD8 8JG

OCCUPYING A MOST FABULOUS CORNER PLOT, AND SITUATED ON THE FRINGES OF THE POPULAR DEVELOPMENT OF SHELLEY PARK, IS THIS SPACIOUS, FOUR BEDROOM, DETACHED TRUE BUNGALOW. WITH BEAUTIFUL OUTLOOK OVER NEIGHBOURING FIELDS TO THE REAR, THE PROPERTY IS IN SUPERB INTERNAL CONDITION AND IS COMPLEMENTED BY MANICURED GARDENS.

The property accommodation briefly comprises of entrance hall, separate WC, spacious lounge (23'9" x 12'00" approx.), dining-kitchen, garden room/games room, inner hallway, bedroom one with en-suite shower room and fitted wardrobes, three further double bedrooms, and a well-appointed family bathroom. Externally, there is a concrete pressed driveway providing off street parking for multiple vehicles leading to the attached double garage with remote controlled, electric, up-and-over door. There is a low maintenance garden to the front and a most impressive, well stocked garden to the rear with patios, which overlook neighbouring fields.

Tenure Freehold.

Council Tax Band E.

EPC Rating D.





## ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscure glazed inserts. The entrance hall features an adjoining double-glazed window with obscure glass to the front elevation, decorative coving to the ceiling, two ceiling light points, a radiator, and a useful cloaks cupboard with cupboards above. Multi-panel timber and glazed doors provide access to the open-plan living dining room and the garden room, and timber doors provide access to the separate w.c. and the integral double garage.

## SEPARATE W.C.

The w.c. features a two-piece suite comprising of a low-level w.c. with push-button flush and a corner pedestal wash hand basin with chrome taps. There is wall panelling to dado height, a ceiling light point, a cast-iron column radiator, and a double-glazed window with obscure glass to the rear elevation.

## GARDEN ROOM

16' 9" x 12' 1" (5.11m x 3.68m)

The garden room enjoys a great deal of natural light, courtesy of a bank of windows to the rear elevation with pleasant window seat beneath, an additional window to the side elevation, and a bank of double-glazed bi-fold doors which feature remote controlled blinds and which provide direct access out to a flagged patio area. This room is a versatile space which features decorative coving to the ceiling, a central ceiling light point, two wall light points, and two vertical column radiators. The focal point of the room is the electric fireplace which is set upon a fabulous granite surround and raised granite hearth.

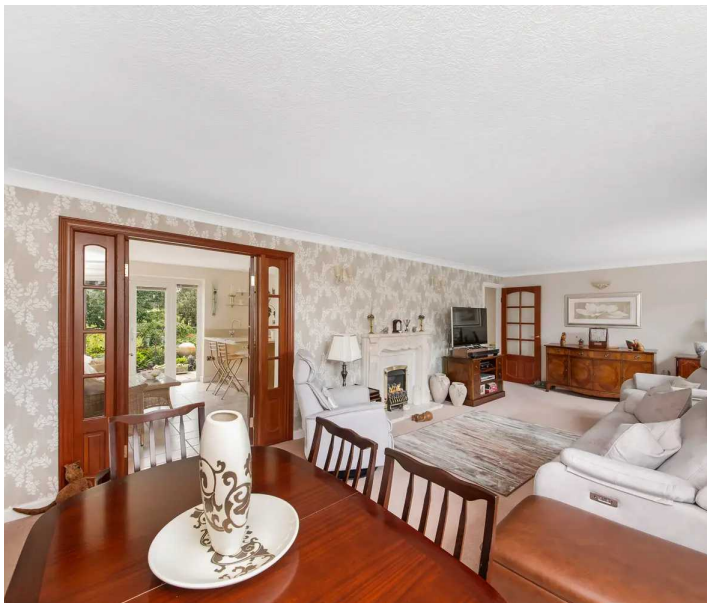




### **OPEN-PLAN LIVING DINING ROOM**

23' 9" x 11' 11" (7.24m x 3.63m)

The open-plan living dining room enjoys a great deal of natural light cascading through the two double-glazed banks of windows to the front elevation. The room enjoys decorative coving to the ceiling, four wall light points, two radiators, and multi-panel timber and glazed doors which provide access to the inner hallway and double doors which lead into the open-plan dining kitchen and family room. The focal point of the room is the living flame effect gas fireplace with marble inset and hearth and ornate decorative mantel surround.





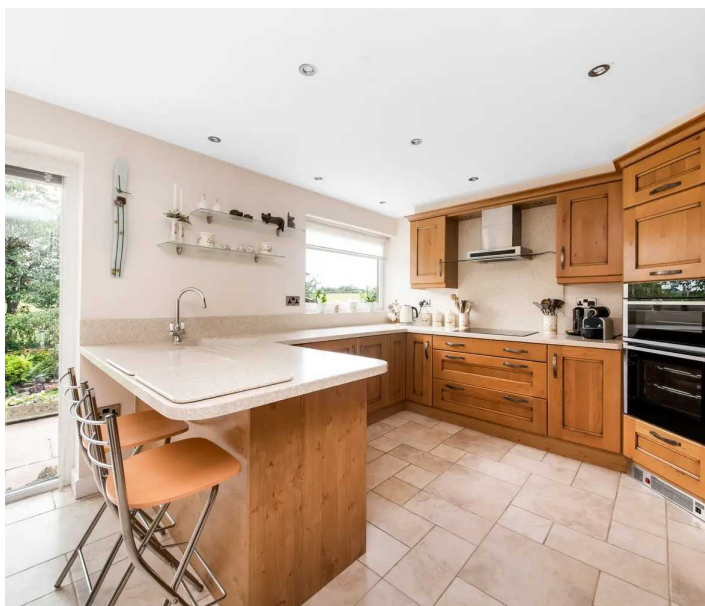
## OPEN-PLAN DINING KITCHEN AND FAMILY ROOM

18' 1" x 12' 0" (5.51m x 3.66m)

The open-plan dining kitchen and family room features double-glazed French doors with adjoining windows to the rear elevation, providing fantastic open-aspect views across the property's well manicured and well-stocked gardens and the adjoining paddocks beyond. There is inset spotlighting to the ceiling, two wall light points, and attractive tiled flooring. The kitchen area features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary Corian work surfaces over, which incorporate a single-bowl sink unit with bevelled drainer and chrome mixer tap. There is a breakfast peninsula and high-quality built-in appliances, including a four-ring De Dietrich hob with matching canopy-style cooker hood over, a waist-level NEFF double oven, integrated fridge freezer unit, a plinth heater, a washer dryer, and a dishwasher. The kitchen also benefits from soft-closing doors and drawers, and under-unit lighting.

## INNER HALLWAY

The inner hallway provides access to four bedrooms and the family bathroom. There are two ceiling light points, a loft hatch with dropdown ladder providing access to a useful attic space which is boarded and features power and lighting, and a door enclosing the airing cupboard which houses the property's boiler and features hanging rails and shelving in situ for additional storage.







### **BEDROOM ONE**

14' 3" x 118' 0" (4.34m x 35.97m)

Bedroom one is a light and airy double bedroom which is well-equipped with a wide range of fitted furniture, including floor-to-ceiling, built-in wardrobes with hanging rails, shelving and built-in drawer units with cornice downlighting and soft-closing doors. There are two wall light points, a bank of double-glazed windows to the front elevation, a radiator, and a multi-panel door providing access to the en-suite shower room.

### **BEDROOM ONE EN-SUITE SHOWER ROOM**

The shower room features a modern, white, three-piece suite comprising of a low-level w.c. with push-button flush, a broad ceramic wash hand basin with chrome mixer tap set upon a vanity cupboard, and a quadrant-style shower cubicle with thermostatic Aqualisa shower. There is tiling to the walls and floor, inset spotlighting to the ceiling, an extractor vent, and a horizontal ladder-style radiator.

### **BEDROOM TWO**

12' 1" x 10' 11" (3.68m x 3.33m)

Bedroom two is a fabulously proportioned double bedroom with ample space for freestanding furniture. There is decorative coving to the ceiling, a ceiling light point, a radiator, and a double-glazed window to the rear elevation, again taking full advantage of the fabulous views across the property's gardens and of neighbouring fields.



### BEDROOM THREE

11' 11" x 8' 10" (3.63m x 2.69m)

Bedroom three can accommodate a double bed with ample space for freestanding furniture. There is decorative coving to the ceiling, a ceiling light point, a radiator, and a loft hatch providing access to a useful attic space.

### BEDROOM FOUR

9' 7" x 8' 10" (2.92m x 2.69m)

Bedroom four can accommodate a double bed with ample space for freestanding furniture. This room is currently utilised as a dressing room/walk-in wardrobe, and features a double-glazed window to the rear elevation which takes full advantage of the pleasant open-aspect views. There is decorative coving to the ceiling, a ceiling light point, and a radiator.

### BATHROOM

The bathroom features a contemporary four-piece suite comprising of a low-level w.c. with push-button flush, a double-ended panel bath with chrome Monobloc mixer tap, a fixed frame walk-in shower cubicle with thermostatic rainfall shower and separate handheld attachment, and a broad wash hand basin with chrome Monobloc mixer tap, vanity cupboard beneath and illuminated mirrored storage cabinet with shaver point above. There is attractive tiling to the walls, a ceiling light point, a vertical column radiator, and a bank of double-glazed windows with obscure glass to the rear elevation.







## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a concrete pressed driveway which provides off-street parking for multiple vehicles and leads to the detached double integral garage and then proceeds down the side of the property and blends into a fabulous patio area, ideal for al fresco dining and barbecuing. The front garden is laid to lawn with well-stocked flower and shrub beds creating an element of privacy. Following the pathway down the side of the property, you reach the rear garden.

### REAR GARDEN

Externally to the rear, there is an Indian stone flagged pathway which opens out to a raised patio; an ideal space to enjoy the afternoon and evening sun and for outdoor entertaining. The rear garden is well-manicured, well-stocked, and laid predominantly to lawn with flower, tree and shrub beds. There is an attractive dry stone wall boundary at the bottom of the garden which neighbours the open fields and paddocks beyond, and there is a hardstanding for a garden shed, an additional flagged patio area at the bottom of the garden with space for a summerhouse and al fresco dining area in front. There are external security lights and an external tap.









## **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.

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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**

7 DAYS A WEEK

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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