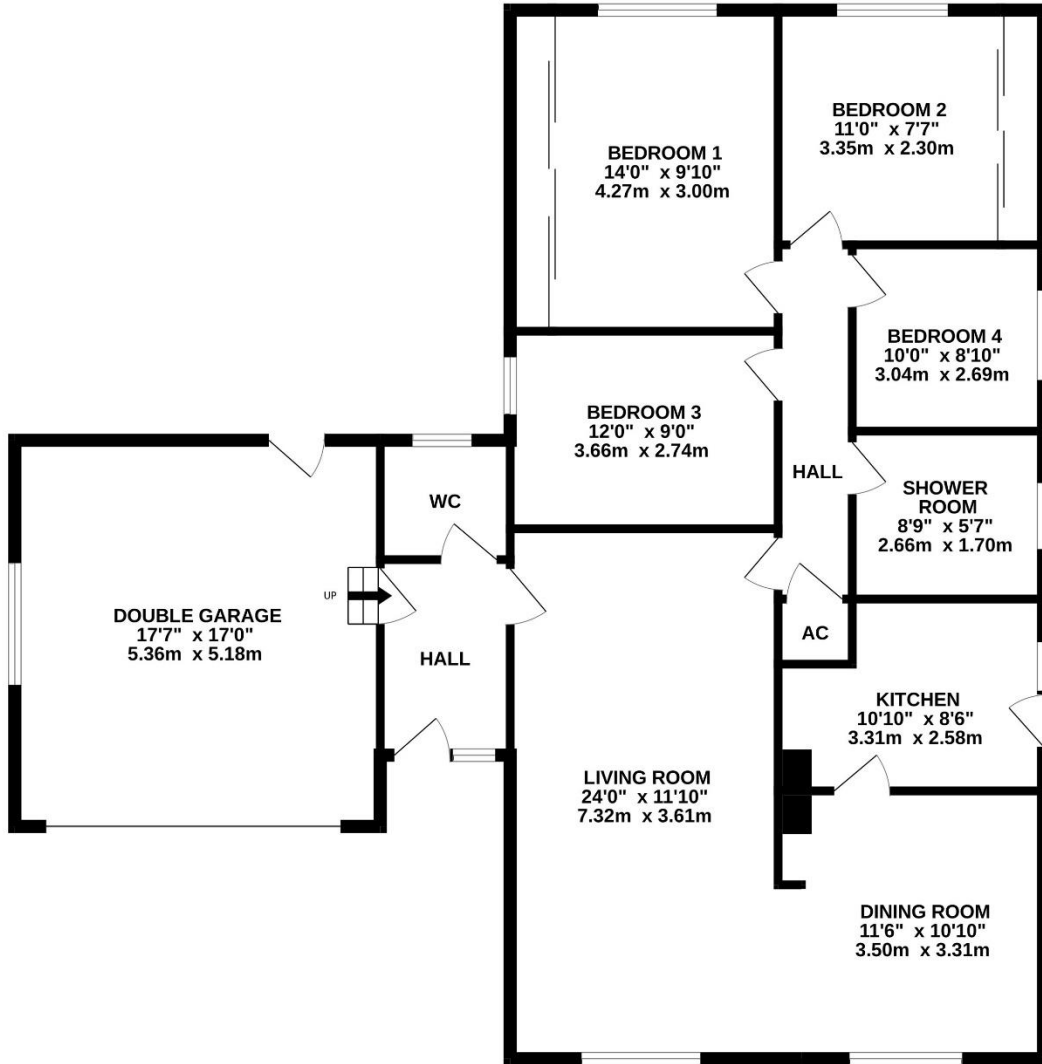


Simon Blyth

ESTATE AGENTS



PARK AVENUE, SHELLEY, HD8 8JG



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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PROPERTY DESCRIPTION

A DETACHED, TRUE BUNGALOW, NESTLED ON THE FRINGES OF THE POPULAR DEVELOPMENT OF SHELLEY PARK. OCCUPYING AN ENVIABLE POSITION WHICH NEIGHBOURS OPEN FIELDS TO THE REAR. THE PROPERTY IS CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND A SHORT DISTANCE FROM THE NEIGHBOURING VILLAGES OF SHEPLEY AND KIRKBURTON. OFFERED WITH NO ONWARD CHAIN, VIEWINGS ARE ADVISED TO AVOID MISSING THE OPPORTUNITY TO ACQUIRE THIS SUPERB HOME.

The property accommodation briefly comprises of entrance hall, separate WC, integral double garage, open plan living/dining room, kitchen, inner hallway, four double bedrooms and a shower room. Externally there is a double tarmac driveway to the front providing off street parking with lawn garden and a pathway leading to the rear garden. To the rear the garden features a flagged patio and a generous lawn which overlook open fields and countryside.

Offers Around £450,000

ENTRANCE

Enter the property through a double-glazed uPVC door with glazed inserts into the entrance. There is an adjoining double-glazed window with obscure glass to the front elevation, decorative coving to the ceiling, a ceiling light point and radiator. There are doors providing access to the open plan living / dining room, separate w.c. and integral garage.

W.C.

The w.c. features a white two-piece suite comprising pedestal wash hand basin with chrome mixer tap and a low level w.c. with push button flush. There is laminate flooring tiling to the splash areas, a double-glazed window with obscure glass to the rear elevation and a ceiling light point. Additionally, there is decorative coving to the ceiling and a radiator.



INTEGRAL GARAGE

Measurements – 17'7" x 17'0"

The garage features an electric remote controlled roller shutter door. There is lighting and power in situ and a bank of double-glazed windows to the side elevation. The garage features various fitted wall and base units with Shaker style cupboard fronts and work surfaces over and there is a double-glazed external door with obscure glazed inserts to the rear elevation, plumbing and provisions for an automatic washing machine and a wall mounted stainless steel sink unit.



OPEN PLAN LIVING / DINING ROOM

Measurements – 24'0" x 11'7" / 10'6" x 10'10"

As the photography suggests, the open plan living dining room is a generously proportioned light and airy reception room, which features two banks of double-glazed windows to the front elevation. There is laminate flooring, decorative coving to the ceiling, three ceiling light points and the focal point of the room is the living flame effect gas fireplace with a natural slate tiled hearth. There are doors providing access to the kitchen and inner hallway.



KITCHEN

Measurements – 10'10" x 8'6"

The kitchen features a range of fitted wall and base units with shake style cupboard fronts and with complementary rolled edge work surfaces over which incorporate a single bowl stainless steel sink and drain unit. The kitchen is equipped with a four-ring gas hob with stainless steel splash back and cooker hood over, a built-in electric fan assisted double oven and there is space and provisions for a dishwasher. The kitchen features tiled flooring with matching tile skirting, inset spotlighting to the ceiling, a radiator, and a double glazed external stable style door with a joining window to the side.



INNER HALLWAY

The laminate flooring continues through from the open plan living / dining room into the inner hallway, which has doors providing access to four bedrooms, the shower room and hot water cylinder cupboard. There are two ceiling light points, a radiator and a loft hatch providing access to a useful attic space.

BEDROOM ONE

Measurements – 14'0" x 9'10"

Bedroom one is a light and airy double bedroom which has ample space for freestanding furniture. There is a bank of windows to the rear elevation, providing a pleasant view across neighbouring fields, a single light point, decorative coving, two wall light points and wall to wall fitted wardrobes with sliding doors and with hanging rails and shelving in situ.



BEDROOM TWO

Measurements – 11'0" x 7'7"

Bedroom two can again accommodate a double bed with ample space for free standing furniture. There is a bank of windows to the rear elevation taking full advantage of pleasant open aspect views, a ceiling light point, radiator and a bank of wall to wall fitted wardrobes with sliding doors and with hanging rails and shelving in-situ.



BEDROOM THREE

Measurements – 12'0" x 9'0"

Bedroom three can accommodate a double bed with space for free standing furniture. There is a double-glazed window to the side elevation, ceiling light point and radiator.



BEDROOM FOUR

Measurements – 10'0" x 8'10"

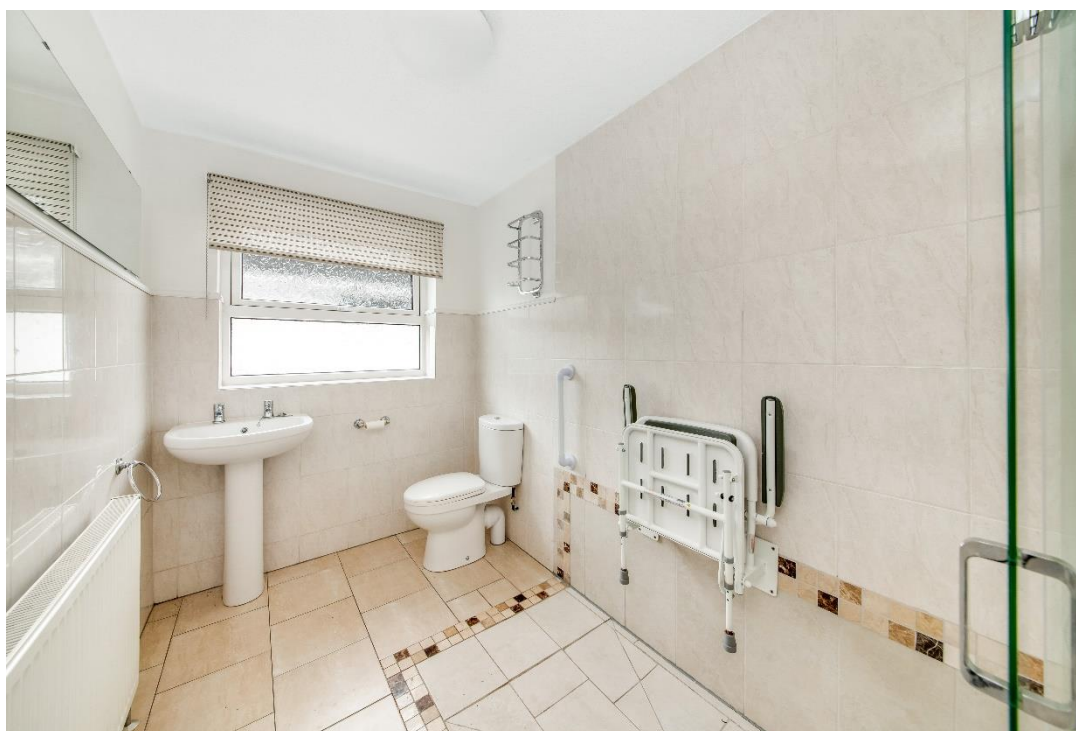
Bedroom four is a double bedroom with space for free standing furniture. There is a double-glazed window to the side elevation, a ceiling light point and radiator.



WET ROOM

Measurements – 8'9" x 5'7"

The wet room features a three-piece suite comprising wet room style shower with electric shower and concertina glazed shower guard, a low level w.c. with push button flush and pedestal wash hand basin. There is tiled flooring, tiling to the splash areas and to the half level on the walls, a radiator, ceiling light point and a double-glazed window with obscure glass and tiled sill to the side of elevation.



FRONT EXTERNAL

Externally to the front the property benefits from a tarmacadam driveway, providing off street parking for multiple vehicles and leading to the integral garage. The front garden is laid to lawn and with a low maintenance, well stocked flower and shrub bed. There is a pathway leading to a gate down the side of the property that encloses the rear garden.

REAR EXTERNAL

Externally to the rear there is a flagged patio area ideal for alfresco dining and barbequing. The rear garden is enclosed and laid predominantly to lawn and features an attractive dry-stone wall which neighbour's fabulous open fields. There are far reaching views across Penistone Road into the distance, flower tree and shrub beds, an external double plug socket and external tap.



ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – E

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 TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



MAIN CONTACTS

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