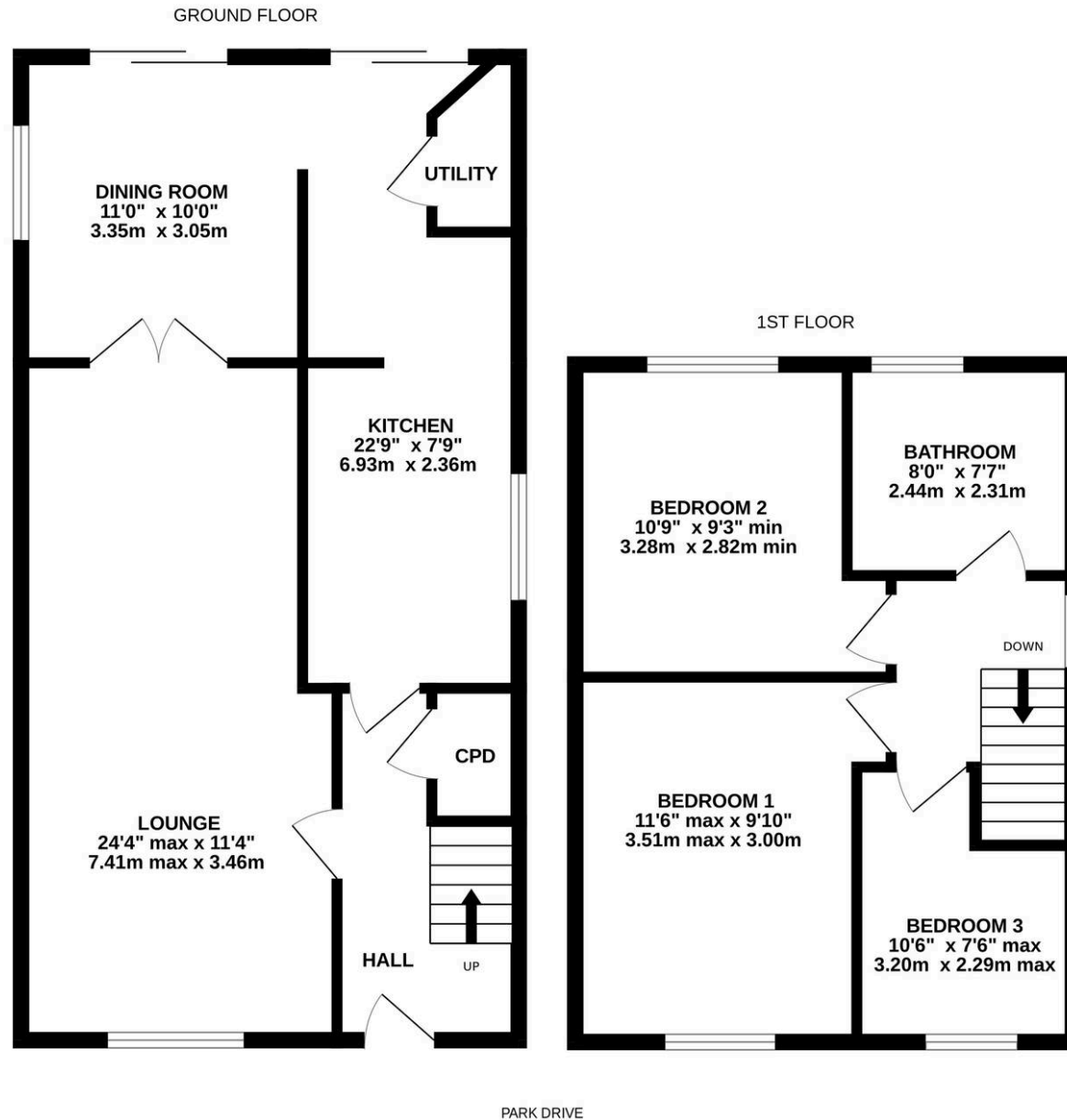




**Park Drive, Shelley**

Huddersfield, HD8 8JE

Offers in Region of **£325,000**



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.  
Made with Metropix ©2025



## 40 Park Drive

Shelley, Huddersfield, HD8 8JE

SITUATED IN A MUCH LARGER PLOT THAN MIGHT FIRST BE IMAGINED, THIS DECEPTIVELY SPACIOUS, THREE-BEDROOM, DETACHED HOME HAS HAD A SINGLE STOREY EXTENSION TO THE REAR AND OFFERS SCOPE FOR FURTHER EXTENSIONS (SUBJECT TO NECESSARY CONSENTS). TWO SETS OF PATIO DOORS OVERLOOK AND PROVIDE ACCESS TO THE LARGE, ENCLOSED REAR GARDENS. THE PROPERTY IS POSITIONED IN A SUPERB FAMILY LOCATION WHICH AMENITIES CLOSE BY, INCLUDING WELL-REGARDED JUNIOR SCHOOL.

In brief, the property comprises entrance hall, very large lounge, delightful dining room, and kitchen with utility cupboard/potential w.c. to the ground floor. To the first floor are three bedrooms (two of which are doubles) and a superbly appointed house bathroom. Externally, the property features a driveway to the front which leads to the detached garage, and a lawn garden. To the rear is a two-tiered garden with lawn area and patio, which offers ample opportunity.

Tenure Freehold.

Council Tax Band D.

EPC Rating D.



## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through an attractive uPVC, obscure glazed entrance door with matching glazed side panel. The good-sized entrance hallway features timber-effect flooring, a stylish central heating radiator, a useful understairs storage cupboard, a chandelier point, a dado rail, as well as a staircase with glazed and oak balustrading and oak newel post. A stylish oak and glazed door leads through to the lounge.

### LOUNGE

24' 4" x 11' 4" (7.42m x 3.45m)

The lounge is a generously proportioned and versatile room with a lovely view across the property's rear gardens, courtesy of glazed doors through the dining room. There is also a large window to the front, affording a good amount of natural light. There are provisions for a wall-mounted television, two ceiling light points, and a central heating radiator.

### DINING ROOM

11' 0" x 10' 0" (3.35m x 3.05m)

The dining room, which adjoins the kitchen via a broad opening, features patio doors which give a lovely view across the rear gardens and towards Cumberworth. There is a further window to the side, as well as a ceiling light point and a stylish central heating radiator.





## KITCHEN

22' 9" x 7' 9" (6.93m x 2.36m)

Best demonstrated by the floorplan, the kitchen is a very long space with patio doors giving direct access out to the gardens, and a good-sized window to the side providing further natural light. There are units to the high and low levels with working surfaces over, decorative tiled splashback, an inset one-and-a-half-bowl sink unit with stylish mixer tap over, pull out pantry-style drawers, a huge amount of storage cupboard, fridge freezer space, plumbing for a dishwasher, integrated stainless-steel oven, and a gas hob with stainless-steel extractor fan above. There is a stylish central heating radiator, ceramic tiled flooring, a doorway returning through to the entrance hallway, and a utility cupboard.

## UTILITY CUPBOARD

The utility cupboard features plumbing for an automatic washing machine, space for a tumble dryer, and a continuation of the ceramic tiled flooring. This space was at one time a downstairs w.c. and the plumbing, while currently capped off, is still in place. There are other appropriate locations for the downstairs w.c. if desired, subject to moving the plumbing.



## FIRST FLOOR

### FIRST FLOOR LANDING

From the entrance hallway, a staircase rises up to the first floor landing, which features a window to the side, a dado rail, and attractive doors giving access to three bedrooms and the house bathroom.

### BEDROOM ONE

11' 6" x 9' 10" (3.51m x 3.00m)

Bedroom one is a generously proportioned double bedroom with a pleasant outlook to the front courtesy of twin windows. There is also inset spotlighting to the ceiling.

### BEDROOM TWO

10' 9" x 9' 3" (3.28m x 2.82m)

Bedroom two is positioned to the rear of the property and is of a similar size to the principle bedroom. There are built-in wardrobes with sliding doors and a large window giving a fabulous long-distance view towards Shepley and Upper Cumberworth.

### BEDROOM THREE

10' 6" x 7' 6" (3.20m x 2.29m)

Bedroom three is currently used as a fabulous home office/studio. It features twin windows, a bulkhead plinth and storage cupboards, and a central ceiling light point.





#### **HOUSE BATHROOM**

8' 0" x 7' 7" (2.44m x 2.31m)

The house bathroom is superbly appointed with travertine flooring and tiling to the full ceiling height, a luxury double-ended bath with centrally located mixer tap and shower, a low-level w.c., a good-sized shower with chrome fittings, and a wash hand basin with cupboards beneath and mirror and mixer tap above. There is underfloor heating and a chrome heated towel rail.

## EXTERNAL

### FRONT GARDEN

The subject property sits in a much larger plot than might first be imagined, with a long tarmacadam driveway which provides parking for 2/3 vehicles and gives access to a detached garage, where there is also an external water tap. There is a pleasant lawn garden with shrubbery and hedging to the front. A pathway proceeds to the front entrance door.

### REAR GARDEN

The rear gardens are enclosed and are on two levels. The upper level is a good-sized patio with firepit, and a lawn adjoining the pair of patio doors which provide access to the dining room and kitchen. The lower level is lawned with mature shrubbery and trees, well-established borders including beech hedging, and to the bottom corner is a good-sized garden shed. The garden offers a great deal in its current format but also a huge amount of potential, whether this be for larger garaging, further parking to the rear, a vegetable garden to one side, or a family play space.

### GARAGE

Single Garage

The detached garage features a Henderson roller-style, up and over door, a good sized window to the rear, and a bench. There is power and lighting in situ.









**ADDITIONAL INFORMATION**

It should be noted the property has gas fired central heating, uPVC double-glazing, and is fitted with a CCTV system. Carpets, curtains and certain other extras may be available via separate negotiation.

**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)

**COPYRIGHT**

Unauthorised reproduction prohibited.

**FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

**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.****MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

**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



## Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

[kirkburton@simonblyth.co.uk](mailto:kirkburton@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
361631	651878	689689	603399	762400	590	731730	800259	4689331	417000