

84 Huddersfield Road,
Shelley HD8 8HE

OFFERS AROUND
£280,000



FINISHED TO AN EXCEPTIONALLY HIGH STANDARD THROUGHOUT, THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME HAS SPACIOUS LIVING ACCOMMODATION, ENCLOSED REAR GARDEN, OFF ROAD PARKING AND PICTURESQUE COUNTRYSIDE VIEWS.
ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE PORCH

You enter the property through a part glazed uPVC door into this welcoming porch which has wood effect laminate flooring, sensor spot lighting and a side facing window. There is plenty of space to remove shoes and coats and a door leads through to the inner hallway.

INNER HALLWAY

Leading through from the entrance porch is the inner hallway which has a door to the lounge and a staircase which ascends to the first floor landing.

LOUNGE 14'9" max x 13'6" max

This cosy lounge is light and airy courtesy of the front facing window and has a wonderful Inglenook fireplace which provides a lovely focal point to the room. The room has been tastefully decorated and there is ample space to house good sized living room furniture. Doors lead through to the inner hallway and dining kitchen.



DINING KITCHEN 18'6" max x 16'5" max

This impressive dining kitchen is exceptionally large and has been finished to a high quality standard. Fitted with pale shaker style wall and base units, granite work surfaces, complementary tiled splash backs and a ceramic sink with a mixer tap over. Integrated appliances include an over hob extractor fan, dishwasher and the property's combination boiler is neatly housed in this room. The dining area is the perfect place to enjoy meals with friends and family, and floor to ceiling windows flood the room with natural light and provide views over the gardens. Spot lighting and wood effect flooring complete the room, a sliding patio door opens to the decking and internal doors lead to the lounge and cellar head.





CELLAR/UTILITY

Stone steps descend from the dining kitchen to this vaulted cellar which makes a handy utility area with plumbing for a washing machine and tumble dryer. There is a wood effect work surface and plenty of storage space.

FIRST FLOOR LANDING

A staircase ascends from the inner hallway to the first floor landing which has a side facing window providing superb far reaching views. There is timber flooring and doors lead through to the three bedrooms and house bathroom. A large loft hatch allows access to the loft space which is fully boarded and has light and power.

BEDROOM ONE 12'3" max x 9'11" max

Positioned to the rear of the property, this spacious double bedroom which has been beautifully presented and has a large rear facing window which enjoys picturesque countryside views. There is a bank of fitted wardrobes and drawers to one wall providing a good amount of hanging and storage space and still plenty of room to house freestanding bedroom furniture. There is spot lighting to the ceiling and doors lead through to the en-suite and first floor landing.



EN-SUITE 3'10" max x 9'10" max

This modern en-suite includes a shower cubicle, vanity hand wash basin and low level W.C. The room has spot lighting to the ceiling, is partially tiled with white wall tiles and has decorative tiled flooring. A side facing obscure glazed window fills the space with light, there is a heated towel rail and a door leads to the bedroom.



BEDROOM TWO 12'3" max x 10'7" max

To the front of the property is another fantastic sized double bedroom. There are fitted wardrobes and drawers in both of the chimney alcoves and still ample space to house freestanding furniture. There is a large front facing window allowing for the room to be nice and bright and the bedroom has been neutrally decorated. A door leads to the first floor landing.



BEDROOM THREE 7'6" max x 10'9" max

Positioned to the side of the property is another good sized double bedroom which enjoys neutral decor and an abundance of space for freestanding bedroom furniture. There is a side facing obscure glazed window and a door leads to the first floor landing.



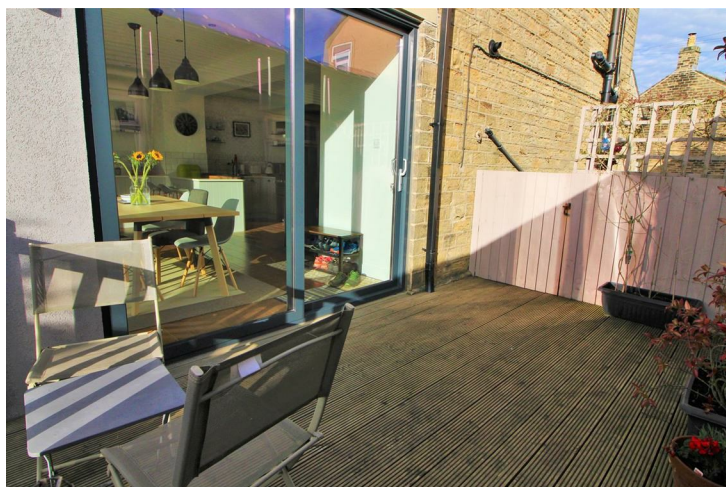
HOUSE BATHROOM 6'11" max x 9'3" max

This contemporary house bathroom is fitted with a four piece white suite comprising of a freestanding bath with mixer tap and handheld shower attachment, pedestal hand wash basin with separate hot and cold taps, corner shower cubicle and a low level W.C. The room has been partially tiled around the shower and hand wash basin with white tiles, there is tiled effect flooring and an obscure glazed window. A door leads to the first floor landing.



GARDENS

To the side of the property there is a timber decked seating area which creates a lovely space for outdoor dining and entertaining. Steps descend to a lovely Indian stone flagged patio area and pebbled space which is easy to maintain and benefits from a well stocked flowerbed and raised border. There is also great under house storage space and a gate allows access to the front of the property.





FRONT AND PARKING

To the front of the property there is a low maintenance pebbled garden with flower bed borders filled with various shrubs. The garden is fully enclosed by boundary stone walls and a gate allows access to the driveway which runs up the side of the property allowing off road parking for two vehicles.



AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

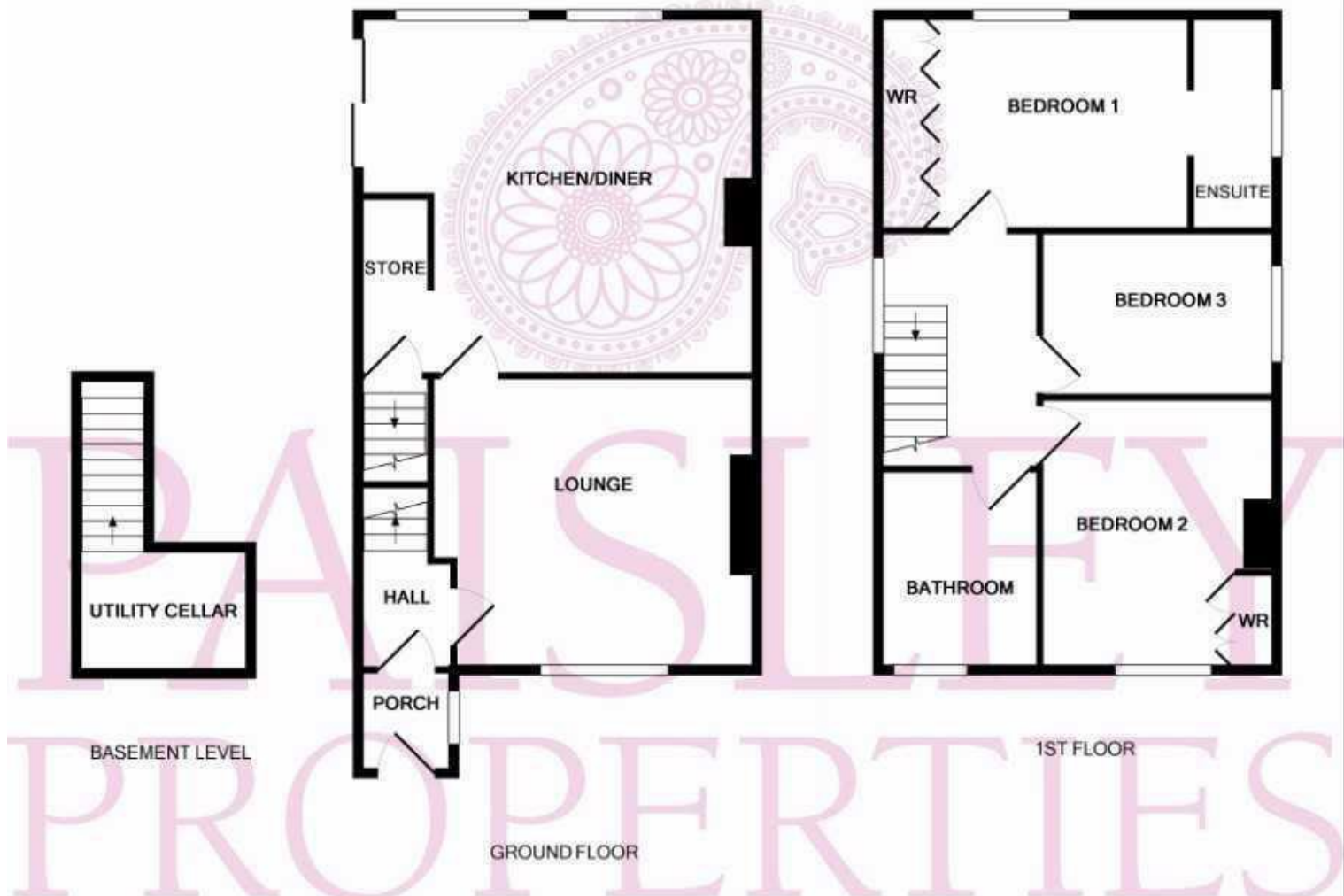
PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

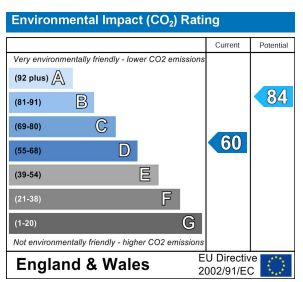
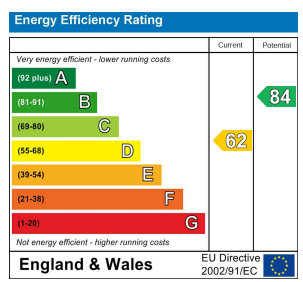
PAISLEY MORTGAGES

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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