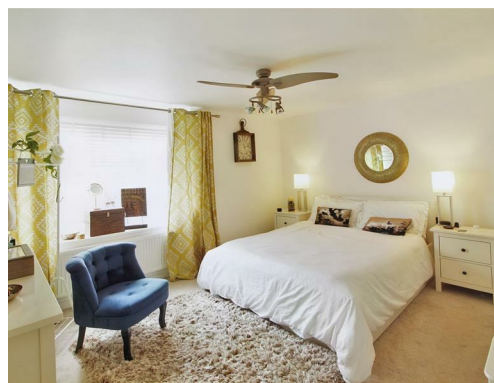


8 Park Avenue,  
Shelley HD8 8JG

OFFERS AROUND  
£500,000



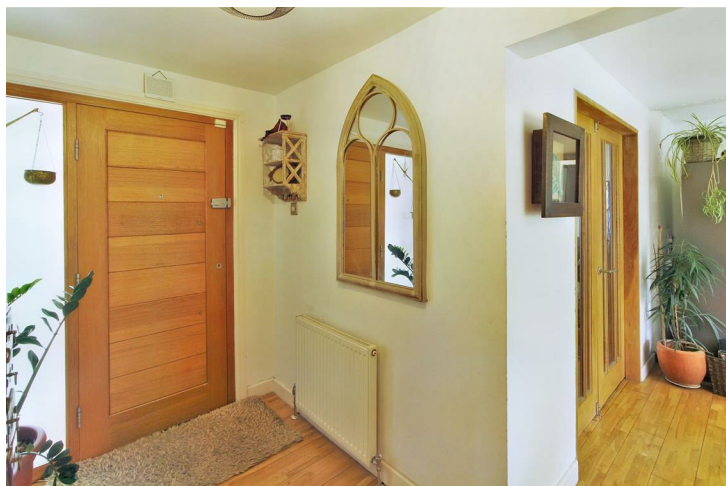
THIS AMAZINGLY SPACIOUS FOUR BEDROOM DETACHED TRUE BUNGALOW MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED. IT SITS ON AN ENVIABLE PLOT ON THE EDGE OF THE SHELLEY PARK DEVELOPMENT WITH OFF ROAD PARKING FOR MULTIPLE VEHICLES AND A PRIVATE ENCLOSED REAR GARDEN.  
ENERGY RATING C  
COUNCIL TAX BAND E  
FREEHOLD

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 5'6" x 9'3" max**

You enter the property through a timber door into a lovely welcoming entrance hallway. There is solid wood flooring underfoot. A step leads down to the inner hallway, a door leads to the guest W.C. and the entrance hallway opens out to the dining kitchen.



### **GUEST W.C. 5'6" x 4'11" max**

This contemporary guest W.C. is beautifully presented with a marble bowl sink on a timber worktop with cupboards below for storage and a low level dark grey and white W.C. The room is partially tiled and there is solid wood flooring. A large mirror helps to give a feeling of space. An obscure window allows natural light to enter.



### **DINING KITCHEN 18'3" x 12'2" max**

This unusual modern glass fronted kitchen has a combination of yellow, grey and ivory units with a grey glass worktop and upstands and an inset stainless steel sink with mixer tap. Cooking facilities comprise of an electric hob, yellow cube extractor fan and two stainless steel ovens. Appliances include a dishwasher, wine fridge and space for a tall American style fridge freezer. There is solid wood flooring underfoot. The dining area has room for a generous sized table and has bifold doors which lead out to the rear garden. Glazed French doors lead to the lounge and a door leads through to the hallway.



### **LOUNGE 24'2" x 11'10" max**

Positioned to the front of the property, this attractively decorated lounge is flooded with natural light courtesy of two large windows overlooking the front garden. It is of a generous size to accommodate lounge furniture and has an inset fireplace to one wall, this is not utilised by the current owners. Glazed french doors lead to the dining kitchen and a door leads into the hallway.



### **HALLWAY 15'7" x 2'11" max**

The hallway has wooden flooring underfoot. A hatch allows loft access. Doors lead to the four bedrooms and house bathroom.

### **BEDROOM ONE 12'0" x 13'11" max**

Just flooded with natural light from a large front facing window, this neutrally decorated stylish double bedroom has ample space to accommodate freestanding bedroom furniture. There is a fan light to the ceiling. A door leads into the hallway.





### **BEDROOM TWO 11'11" x 10'9" max**

This tastefully decorated generous sized double bedroom can be found to the rear of the property and has a window overlooking the garden. There is plenty of space for freestanding bedroom furniture. A door leads into the hallway.



### **BEDROOM THREE 8'11" x 11'10" max**

Another good sized double bedroom, this time with a front facing window overlooking the garden. There is ample space for freestanding bedroom furniture. A door leads through to the hallway.





#### **BEDROOM FOUR 8'9" x 8'11" max**

Situated to the rear of the property, this tastefully decorated double bedroom has space to accommodate freestanding furniture. A door leads to the hallway.



#### **HOUSE BATHROOM 8'6" x 8'7" max**

This light and airy modern bathroom is fitted with a four piece bathroom suite comprising of a gloss grey storage vanity unit with hand wash basin, a matching concealed cistern low level W.C., a bath with tiled surround and a double glass walk in shower enclosure with waterfall shower. The room is fully tiled with large beige tiles. There is a large mirrored cupboard for extra storage and chrome heated towel radiator. There is a large obscured window which allows natural light to flood in. LVT cream tile effect flooring and spotlights to the ceiling complete the look. A door leads into the hallway.



#### **INNER HALLWAY 8'7" x 7'1" max**

The inner hallway steps down from the entrance hallway. It has wooden flooring and plenty of built in cupboards for storage. Doors lead to the garage, utility room and sunroom.

#### **UTILITY ROOM 8'10" x 8'1" max**

This practical utility room is fitted with dark grey base and wall units, low profile grey laminate worktops, tiled splashbacks and a stainless steel sink with mixer tap. There is plumbing for a washing machine and space for a tumble dryer. There is grey wood effect laminate flooring and spotlights to the ceiling. A UPVC stable style door leads out to the side of the property and an internal door leads to the inner hallway.



### **SUNROOM 13'10" x 20'3" max**

Used by the current owners as a dining room / family room, this gorgeous sunroom room is beautifully light courtesy of the glazing to three sides and the lantern roof and it is just the perfect place to use for relaxing and entertaining. There are fantastic built in storage cupboards to one wall. There is wooden flooring underfoot and spotlights to the ceiling. Bifold doors give access to the patio area and a sliding glass door opens up to the garden. A door leads into the inner hallway.



### **GARAGE STORE 7'6" x 15'4" max**

This garage is a sizeable space for storage, but due to the orientation and changes which have been made there is not the provision to accommodate a vehicle. It has an electric up and over door, light and power. A door leads into the inner hallway.

### **GARDENS**

The property sits on a generous plot with a large rear garden which is mainly laid to lawn with fences to the perimeter. A lovely patio area has been created for al fresco dining and entertaining.







## **FRONT AND PARKING**

To the front of the property is a generous lawned garden and a driveway which could easily accommodate six or more vehicles.



## **PLANNING PERMISSION**

Planning permission has been granted for a single storey side extension to accommodate two en suite bathrooms and dressing areas for two of the double bedrooms. The plans can be viewed on the Kirklees Planning Portal reference no: 2020/62/91852/E.

## **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**

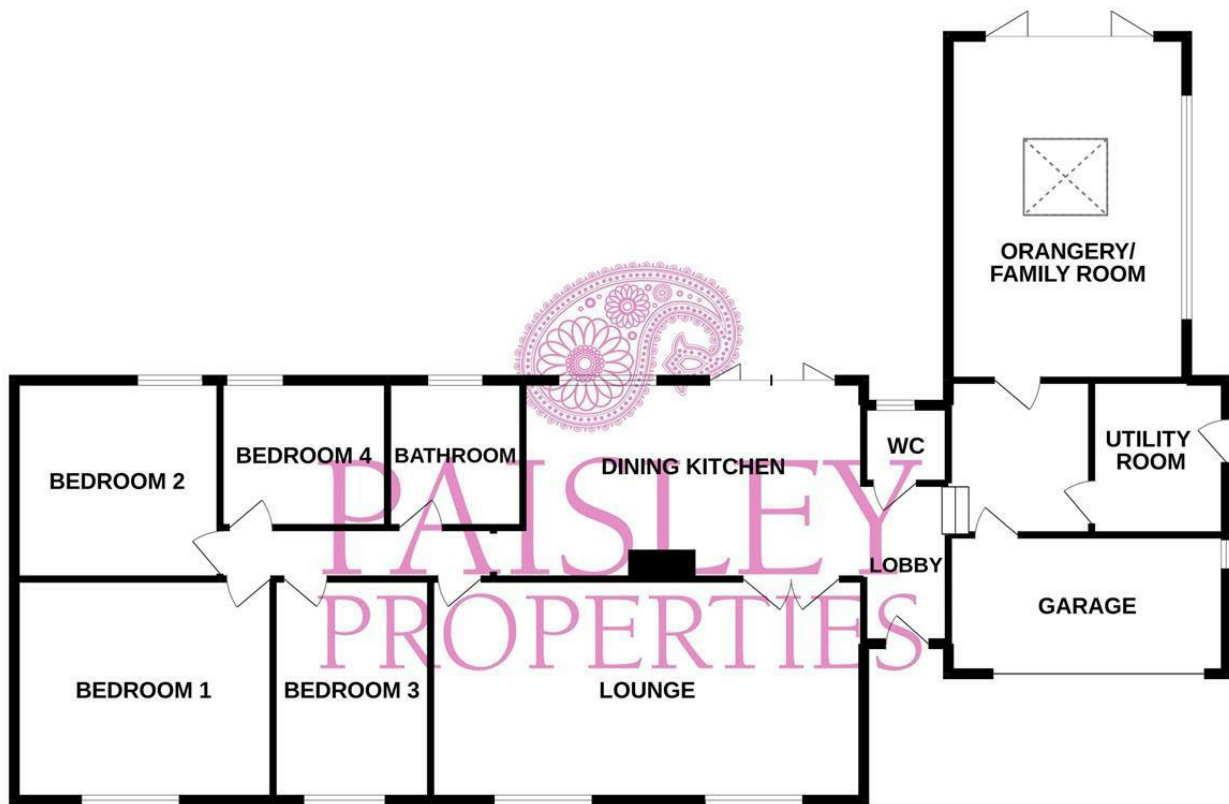
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

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

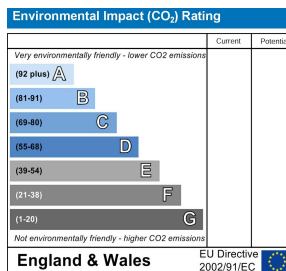
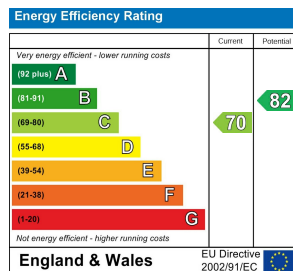
**PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





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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