

72 Huddersfield Road,  
Shelley HD8 8HG

OFFERS AROUND  
£550,000



THIS EXTENDED FOUR BEDROOM DETACHED PROPERTY HAS ATTACHED ADDITIONAL LIVING SPACE, WRAP-AROUND GARDENS, AMPLE OFF-ROAD PARKING AND A GARAGE.

FREEHOLD / COUNCIL TAX BAND: E / ENERGY RATING: C

PAISLEY  
PROPERTIES

**ENTRANCE HALL 15'7" max x 6'4" max**

You enter the property through a uPVC part glazed door into a welcoming entrance hallway. There is a front facing window, a staircase which ascends to the first floor landing, attractive wood flooring underfoot and doors which lead to the ground floor bedroom/second reception room, kitchen, utility room and porch.

There is also a handy understairs cupboard which houses the property's consumer unit.

**GROUND FLOOR BEDROOM / SECOND RECEPTION ROOM 11'10" plus bay x 11'2" plus alcoves**

This beautifully presented room offers versatile space, currently used as a double bedroom and home office, you could alternatively make a wonderful snug or playroom in here. There is an attractive exposed brick fireplace, built in storage cupboards and shelves in both alcoves, a large front facing bay window and lovely wood effect flooring. A door leads through to the hall.

## KITCHEN 13'2" apx x 12'3" apx



Having been recently fitted, this stylish kitchen is fitted with handleless white wall and base units, quartz worktops and matching upstands, and a stainless steel sunken sink with mixer tap over. Integrated appliances include a single electric oven, four ring induction hob, extractor fan, fridge, freezer and dishwasher. A central island offers the perfect informal dining/gathering space with space for bar stools and also houses further cupboards. There is a side facing window, wood effect LVT flooring and a door which leads to the hall. The kitchen is open plan to the living dining room which can be accessed down a couple of steps.

## LIVING DINING ROOM



This impressive room really is the heart of the home offering an abundance of space for a range of living and dining room furniture, it is the perfect place for families to socialise and for entertaining friends. There is a front facing window alongside a wall of floor to ceiling glazing looking out over the rear garden. The room is decorated in neutral light tones, has wood effect LVT flooring and patio doors out to the garden.

## UTILITY / SHOWER ROOM 14'6" max x 7'0" max



Comprising of a utility area with space for a side by side washing machine and tumble dryer with worktop over, large storage cupboards ideal for hiding away household items, a double shower cubicle with mains fed shower, a hand wash basin which sits upon a vanity unit and a low level W.C, this handy space is extremely convenient for family life. There are two side facing windows, tiled flooring and a door which leads to the hall.

### **SIDE PORCH 4'9" apx x 3'6" apx**

This useful side porch offers a place to enter the property from the garden, remove and store coats and shoes. There is a uPVC external door, tiled flooring and a part glazed timber door which opens into the hall.

### **FIRST FLOOR LANDING**

Stairs rise from the entrance hall to the first floor landing where there is a side window overlooking the garden, wood effect flooring and doors leading to the two bedrooms, attic room and house bathroom.

## BEDROOM ONE 12'11" apx x 8'8" plus wardrobes



This double bedroom boasts a bank of fitted wardrobes and dressing table and enjoys a large glazed window and door which opens to the balcony garden. The views are far reaching from here over the rooftops and rolling hills. There is realwood flooring underfoot and a door which leads to the landing.

**BEDROOM TWO 11'10" apx x 9'0" plus wardrobes.**



Positioned to the front of the property is this second double bedroom which again has plenty of storage courtesy of the fitted wardrobes. There is a front facing window and a door which leads to the landing.

### HOUSE BATHROOM 8'5" apx x 7'4" apx



Comprising of a contemporary three piece white suite including P shaped bath with black dual head mains fed shower over and glazed screen, his and hers hand wash basins both with black mixer taps which sit upon a vanity unit and a concealed unit W.C, this bathroom is fully clad in PVC panels. There are dual facing frosted windows, a black heated towel rail, tiled flooring and a door which leads to the landing.

### ATTIC ROOM STUDY AREA 8'5" apx x 7'5" apx

This space could accommodate study furniture, or could be a fabulous walk in wardrobe for the attic room. There is a front facing window, staircase ascending to the second floor and a door which leads to the landing. Measurements include stairs.

**ATTIC ROOM 16'8" under the eaves x 14'4" max**



Offering a fantastic additional living space, this could house bedroom furniture, or be used as a second sitting room/hobby room or teenage den. There are two Velux windows, wood effect flooring and a door which leads to the second floor landing area.

## ADDITIONAL LIVING KITCHEN



This beautifully converted additional living space has this stunning living kitchen, fitted with soft sage wall and base units, stainless steel sink and drainer with mixer tap, splashback, electric oven, hob and extractor alongside space for an under unit fridge and washing machine. There is a rear facing window alongside Velux windows which allow natural light to flood in and there is grey laminate flooring. Doors lead to the bedroom, shower room and an external door provides access out into the garden.

## ADDITIONAL BEDROOM



This tastefully decorated double bedroom has a window overlooking the garden, a panelled feature wall and wood effect laminate flooring. There is space for freestanding furniture items and a door leads to the living kitchen.

## ADDITIONAL SHOWER ROOM

Fitted with a modern white suite including a corner shower cubicle and vanity unit which is home to a hand wash basin and concealed unit W.C, this shower room is fully clad in PVC panels, has a wall mounted heated towel rail, window and laminate flooring. A door leads to the living kitchen.

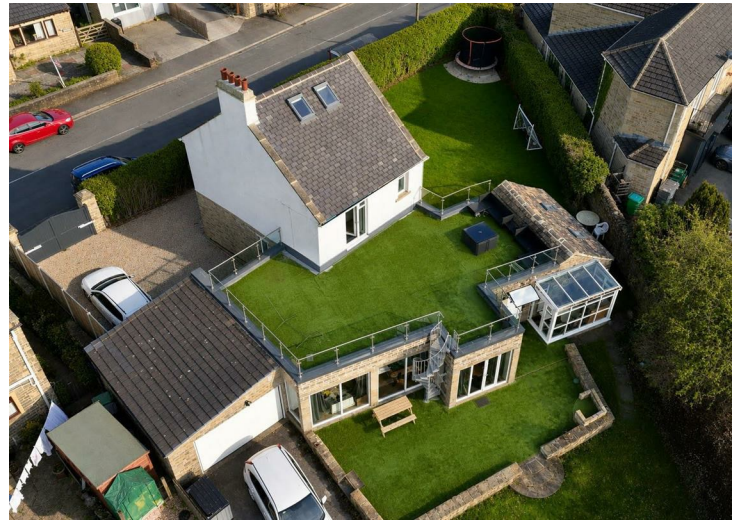
## DRIVEWAYS AND GARDEN

The property has ample off road parking both to the front and rear. To the front there is a driveway suitable for parking multiple vehicles and there is an electric gate enclosing the space. To the rear there is a further parking space which sits in front of the garage. The garage has an electric door and further pedestrian door.

## FRONT AND SIDE GARDENS

The front of the property is nestled away behind mature hedges and can be accessed via a front gate and up a stone pathway. To the side of the path is a large lawned garden, and tucked in one corner is a stone laid patio, ideal for outdoor furniture, pots and planters.

## REAR AND BALCONY GARDENS



The rear garden is a combination of lawn and artificial turf, split over two levels. The garden is edged with mature shrubs and hedges and is a private haven. A spiral staircase rises to the balcony garden which is generously sized and has artificial turf. There is plenty of space for outdoor seating and a glass balustrade encloses the space without detracting from the stunning far reaching views.



## **IMAGES**

Please note some of the images are there to suggest alternative room use options or the potential.

## **MATERIAL INFORMATION - PAISLEY**

TENURE:

Freehold

ADDITIONAL COSTS:

There is a gentleman's agreement to contribute £50 a year to the electric gates at the rear of the property.

COUNCIL AND COUNCIL TAX BAND: E

Kirklees

PROPERTY CONSTRUCTION:

Standard

PARKING:

Garage and Driveway

RIGHTS AND RESTRICTIONS:

The property has a right of access over neighbouring land to the rear.

DISPUTES:

There have not been any neighbour disputes / There has been a filed neighbour dispute and details can be provided upon request.

BUILDING SAFETY:

There have been historic structural alterations to the property, the attic conversion and change of the internal layout.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000Mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENT NOTES - PAISLEY**

### **AGENT NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

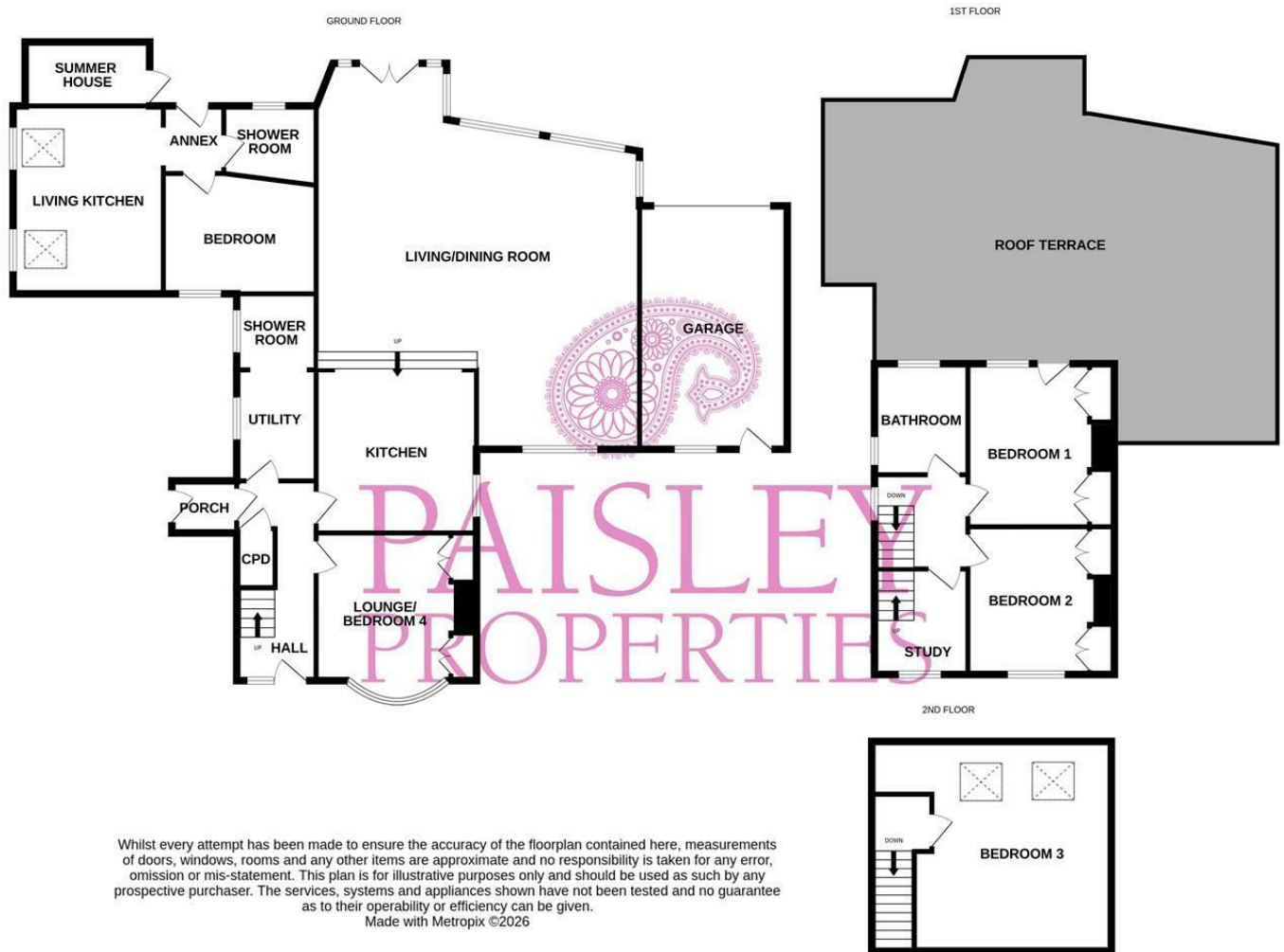
### **PAISLEY PROPERTIES - PAISLEY**

Paisley Properties 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.

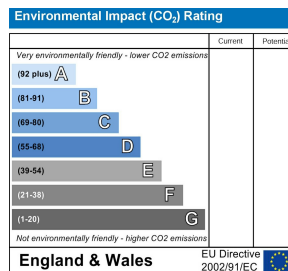
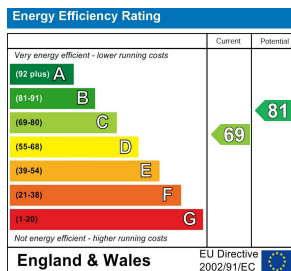
### **PAISLEY MORTGAGES - PAISLEY**

Mandy Weatherhead 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 Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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



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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