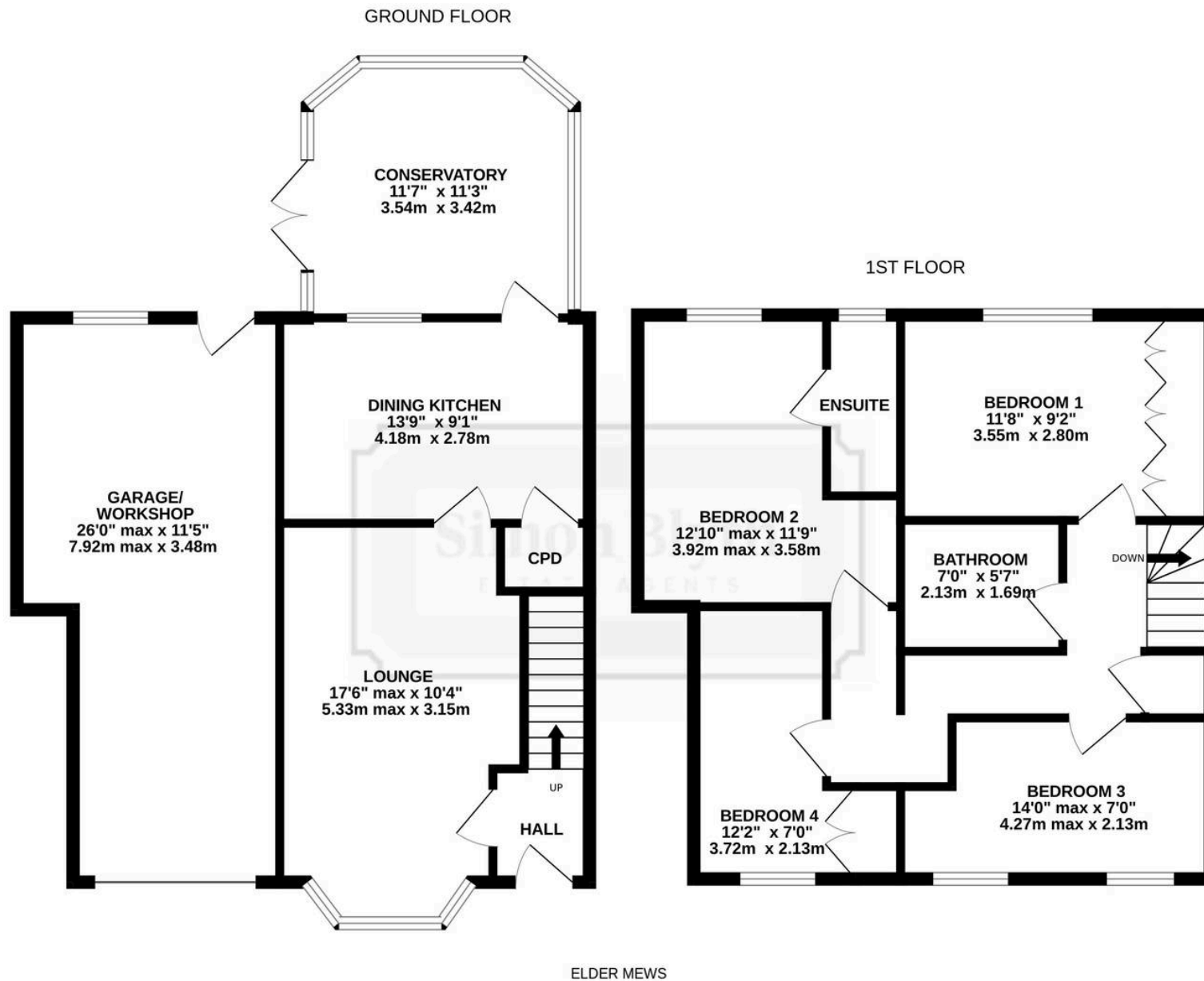




**Elder Mews, Shelley**  
Huddersfield, HD8 8JU

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.  
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## 7 Elder Mews

Shelley, Huddersfield, HD8 8JU

NESTLED IN A QUIET, TUCKED AWAY POSITION IN THE SOUGHT AFTER DEVELOPMENT OF SHELLEY PARK IS THIS SUPERBLY PRESENTED, FOUR BEDROOM, FAMILY HOME. BOASTING OPEN-PLAN DINING-KITCHEN, TANDEM GARAGE AND LANDSCAPED GARDENS TO THE REAR. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property briefly comprises entrance, lounge with bay window and window seat beneath, open-plan dining kitchen and conservatory to the ground floor. To the first floor, there are four bedrooms and the house bathroom, with bedroom two having en-suite shower room. Externally, there is a block paved driveway to the front leading to the attached tandem garage and lovely rear garden with flagged patio and lawn with additional raised patio.

Tenure Freehold.

Council Tax Band C.

EPC Rating C.











## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double-glazed composite front door with obscure glazed inserts and leaded detailing. The entrance has a ceiling light point, a radiator, a multi-panel door providing access to the lounge, and a kite-winding staircase with wooden handrail proceeding to the first floor.

### LOUNGE

17' 6" x 10' 4" (5.33m x 3.15m)

The lounge is a generously proportioned, light and airy reception room with a double-glazed bay window with integrated blind and window seat to the front elevation. There is a central ceiling light point, a radiator, television points, a telephone point, and a living flame effect gas fireplace with granite inset and hearth and ornate timber mantle surround. A multi-panel door then proceeds into the open-plan dining kitchen.



## OPEN-PLAN DINING KITCHEN

13' 9" x 9' 1" (4.19m x 2.77m)

The dining kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a single-bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances, including a four-ring ceramic HiSense hob with canopy-style cooker hood over, an electric fan-assisted double oven, a dishwasher, and a washing machine. There is tiling to splash areas, space for a tall standing fridge freezer unit, two ceiling light points, a radiator, and a multi-panel door which encloses a useful understairs pantry. Additionally, there is a double-glazed window to the rear elevation and a double-glazed external door which leads into the conservatory.

## CONSERVATORY

11' 7" x 11' 3" (3.53m x 3.43m)

The conservatory enjoys a great deal of natural light which cascades through triple-aspect banks of windows to both side elevations and the rear elevation and double-glazed French doors leading out to the rear patio - all of which provide pleasant views across the property's private and manicured gardens. There is laminate flooring, inset spotlighting to the ceiling, ample plug points and a wall-mounted gas fireplace.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing. Multi-panel timber doors provide access to four well-proportioned bedrooms, the house bathroom and enclose a useful airing cupboard over the bulkhead for the stairs. There is also a loft hatch which provides access to a useful attic space.







### **BEDROOM ONE**

12' 10" x 11' 9" (3.91m x 3.58m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, a central ceiling light point, a radiator, and a bank of floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ.

### **BEDROOM TWO**

12' 10" x 11' 9" (3.91m x 3.58m)

Bedroom two is another generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, wall-mounted storage cupboards, and a bank of double-glazed windows to the rear elevations, offering pleasant views across the property's gardens. A loft hatch provides access to a useful attic space, while a multi-panel door encloses the en-suite shower room.

### **BEDROOM TWO EN-SUITE SHOWER ROOM**

The en-suite shower room features a modern, white, three-piece suite comprising a fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, a wall-mounted wash hand basin with chrome monobloc mixer tap, and a low-level w.c. with push-button flush. There is tiling to the walls, tiled flooring, a ceiling light point, an extractor fan, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the rear elevation.





### BEDROOM THREE

14' 0" x 7' 0" (4.27m x 2.13m)

Bedroom three enjoys a great deal of natural light with two banks of double-glazed windows with integrated blinds to the front elevation. There is a ceiling light point, a radiator, and fitted wall cabinets providing additional storage.

### BEDROOM FOUR

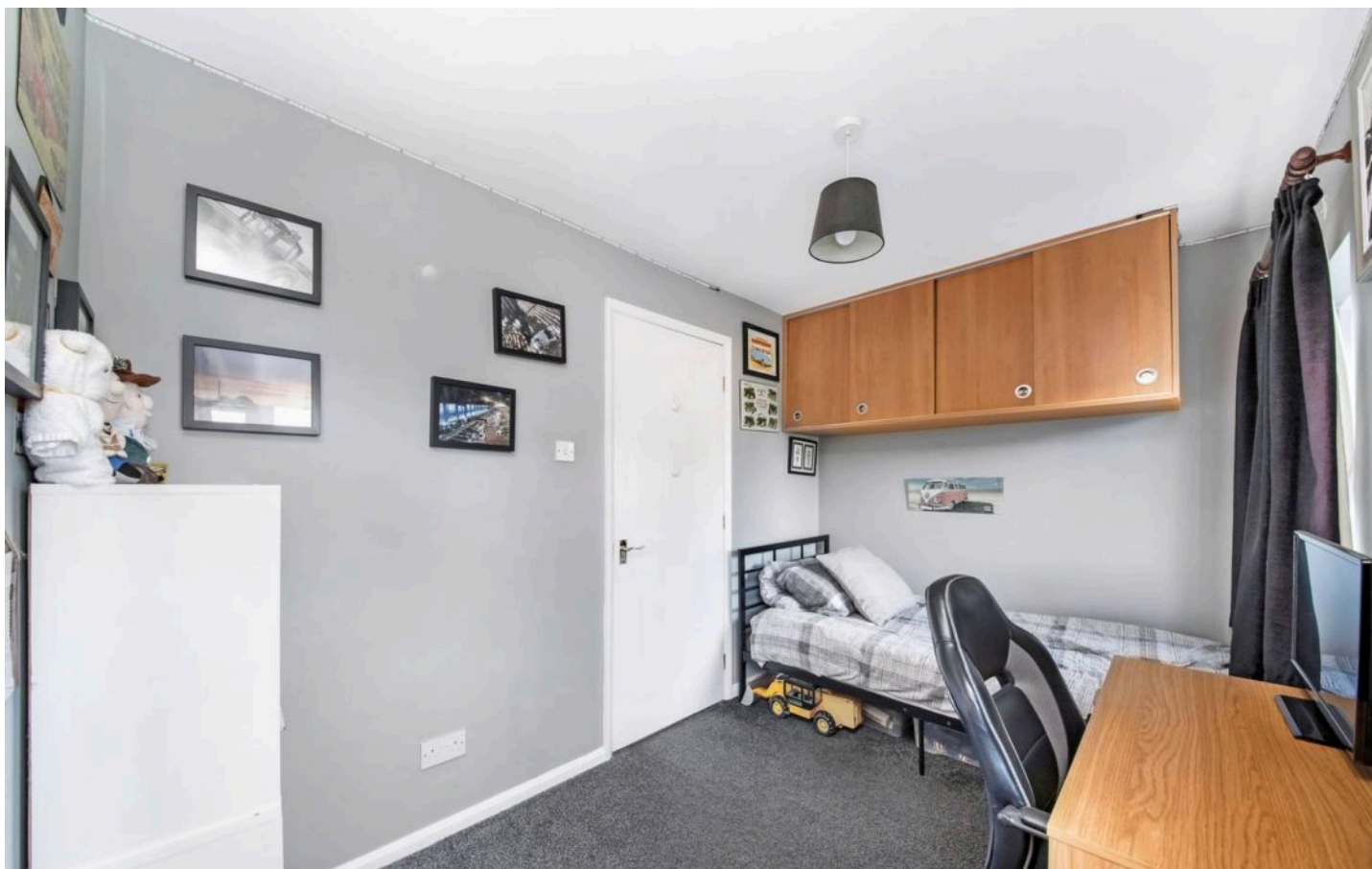
12' 2" x 7' 0" (3.71m x 2.13m)

Bedroom four is currently utilised as a home office / snug but can comfortably accommodate a single bed with ample space for freestanding furniture. There is a ceiling light point, a radiator, a bank of fitted wardrobes with hanging rails and shelving in situ, and a bank of double-glazed windows to the front elevation which offer pleasant open-aspect views over rooftops.

### HOUSE BATHROOM

7' 0" x 5' 7" (2.13m x 1.70m)

The house bathroom features a modern, white, three-piece suite comprising a double-ended panel bath with thermostatic rainfall shower over, a separate handheld attachment and a glazed shower guard, a broad pedestal wash hand basin with chrome monobloc mixer tap, and a low-level WC with push-button flush. There is tiled flooring, attractive tiling to the walls, a ceiling light point, an extractor fan, and a horizontal ladder-style radiator.







#### **GARAGE / WORKSHOP**

26' 0" x 11' 5" (7.92m x 3.48m)

The tandem garage features an electric, remote-controlled, sectional, up-and-over door. It is particularly spacious, also benefitting from a utility function the rear, and has lighting and power in situ, a cold water feed, a double-glazed bank of windows with obscure glass to the rear elevation, and a double-glazed external composite pedestrian access door to the rear elevation. The garage also houses the wall-mounted combination boiler.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property occupies a particularly pleasant and private position with a block-paved driveway providing off-street parking for multiple vehicles. There is a front door canopy with external up-and-down light, as well as further up-and-down lights to the front and side of the property.

### REAR GARDEN

Externally to the rear, the property enjoys a low maintenance and enclosed garden space which features a fabulous Indian stone flagged patio, ideal for al fresco dining and barbecuing. There are low maintenance, raised flower and shrub beds, a lawn area, a hard standing at the bottom of the garden for a garden shed, fenced boundaries, and at the top of the garden is an additional raised Indian stone flagged patio which enjoys the afternoon and evening sun.

### DRIVEWAY

2 Parking Spaces

### GARAGE

Single Garage





## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **BOUNDARY OWNERSHIP**

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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.

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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

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