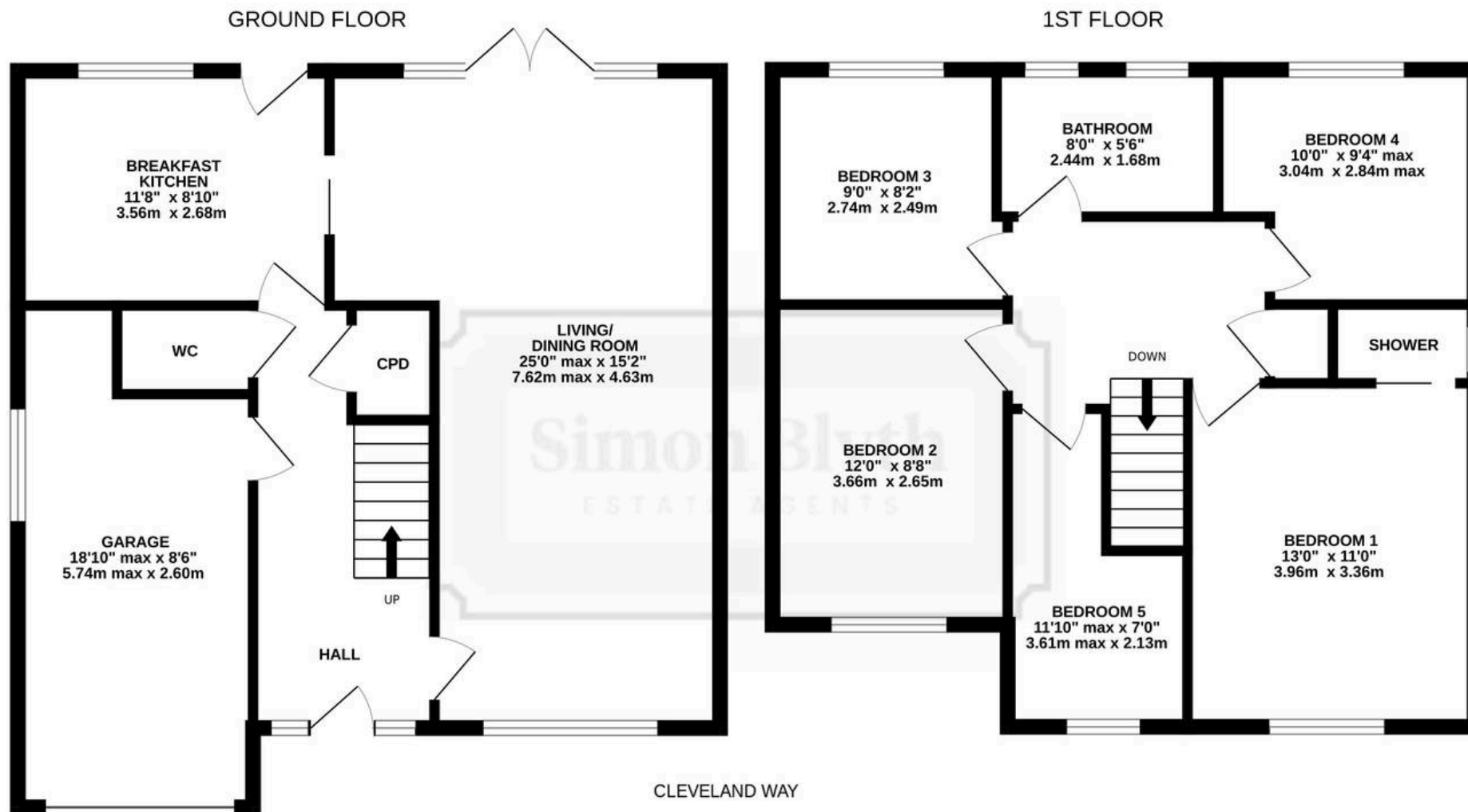




**Cleveland Way, Shelley**  
Huddersfield, HD8 8NQ

Offers in Region of **£340,000**





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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## Cleveland Way

Shelley, Huddersfield, **HD8 8NQ**

SITUATED IN A LOVELY, ELEVATED POSITION IN A DELIGHTFUL FAMILY LOCATION WITH OUTSTANDING LONG DISTANCE VIEWS. THE LOCAL SCHOOL AND THE VILLAGES OF SHELLEY AND SHEPLEY ARE JUST A SHORT WALK AWAY. THIS FIVE BEDROOM, DETACHED HOME HAS GOOD SIZED GARDENS, A DRIVEWAY, AND INTEGRAL GARAGE. A GROUND FLOOR EXTENSION MAY WELL BE CONSIDERED APPROPRIATE, SUBJECT OF COURSE TO THE NECESSARY CONSENTS. THE HOME DOES REQUIRE SOME REJUVINATION IN TERMS OF FITTINGS.

The property briefly comprises of entrance hall, downstairs WC, lounge with dining area with bay window to the front and glazed doors out to the rear garden, breakfast kitchen, utility area to the rear of the integral garage to the ground floor. To the first floor are five bedrooms, bedroom one with en-suite shower and the house bathroom.

Tenure Freehold.

Council Tax Band E.

EPC Rating D.









## GROUND FLOOR

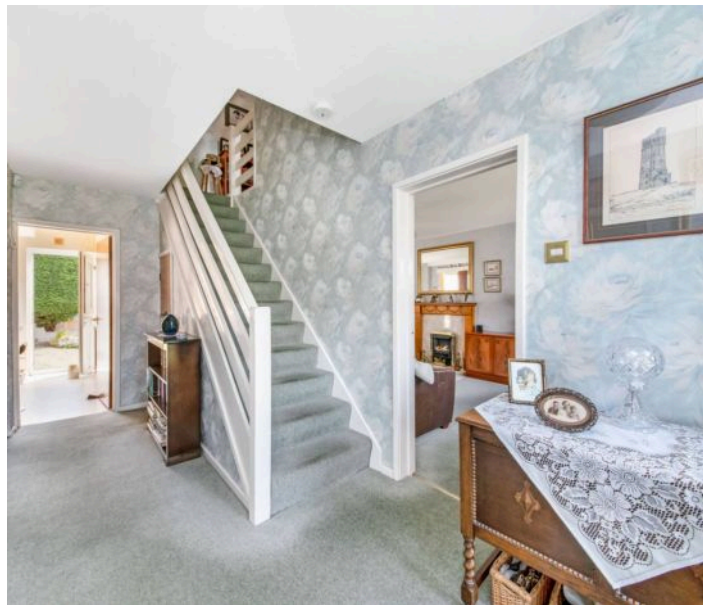
### ENTRANCE HALL

Enter into the property through an attractive UPVC and obscure glazed door with matching glazed side panels to either side, gives access through to the entrance hallway. This good-sized entrance hallway has a useful understairs cupboard and personal door through to the property's garage and a doorway leads through to the downstairs WC.

### LIVING DINING ROOM

25' 0" x 15' 2" (7.62m x 4.62m)

A door from the entrance hall leads to the through lounge with dining area. This large room has a particularly pleasant view out over the property's rear gardens, courtesy of a broad bank of glazing with centrally located twin doors, giving direct access out to the gardens. There is also a broad bay window to the front, once again, giving a lovely view out of the property's mature front gardens and long-distance views over towards Shepley and above. There are two ceiling light points, two picture light points, a fireplace with raised hearth and backcloth with period style surround, being home for an electric coal burning effect fire. The room enjoys a good amount of natural light and has a sliding door leading through to the breakfast kitchen.







### **DOWNSTAIRS WC**

The downstairs WC is fitted with a low WC and wash hand basin, with spotlighting to the ceiling and an extractor fan.

### **BREAKFAST KITCHEN**

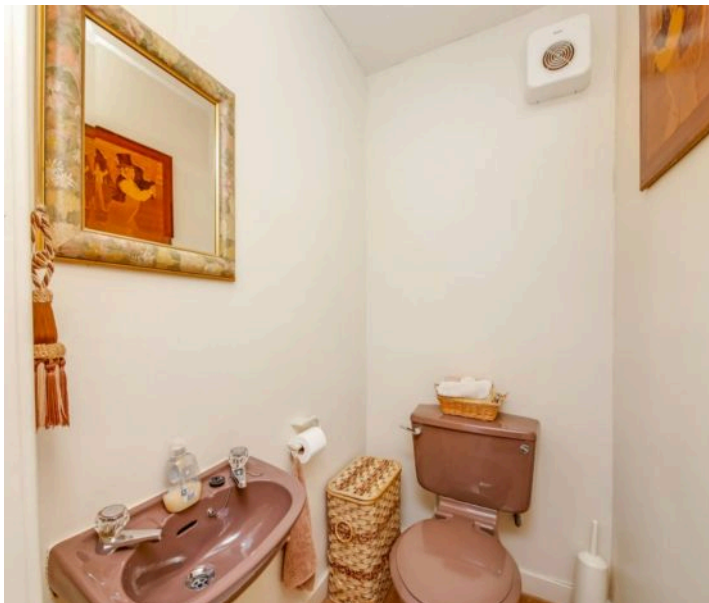
11' 8" x 8' 10" (3.56m x 2.69m)

The breakfast kitchen once again has a lovely view out over the properties rear gardens, courtesy of a good sized window. There is also a UPVC and glazed door with the upper portion acting as a stable style door. There is inset spotlighting to the ceiling, ceramic tiling to the full ceiling height on the walls, a breakfast bar, large amount of work surfaces with inset one-and-a-half bowl, stainless steel sink unit with mixer above, plumbing for a dishwasher, in-built stainless steel and glazed fronted oven with gas hob and extractor fan being Baumatic stainless steel and glazed above. There is other lighting and inset spotlighting to the ceiling and fridge space.

### **INTEGRAL GARAGE**

18' 10" x 8' 6" (5.74m x 2.59m)

The garage is of a very generous size, there is an up-and-over door to the front and a window to the side. It should be noted that there is a utility area to the rear of the garage, which has plumbing for an automatic washing machine, freezer space, space for a dryer, and a wall mounted, gas fired, central heating boiler.





## FIRST FLOOR

### FIRST FLOOR LANDING

The staircase from the entrance hall rises up to the first floor landing. There is a loft access point and ceiling light point. There is also a good sized storage cupboard with shelving in situ.

### BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom one is positioned to the front of the home, with a long-distance view out over neighbouring properties, way over towards the hills above Holmfirth. This large double room has a broad window providing a good amount of natural light. There is spotlighting to the ceiling, and a door provides access to the en-suite shower.

### BEDROOM ONE EN-SUITE SHOWER ROOM

There is ceramic tiling to the full ceiling height, an obscure glazed window and Mira shower. There is also inset spotlighting to the ceilings

### BEDROOM TWO

12' 0" x 8' 8" (3.65m x 2.64m)

Once again, bedroom two is positioned to the front elevation with the pleasant outlook. There are good sized windows providing natural lighting, a central ceiling light point and recessed display shelving.





### **BEDROOM THREE**

9' 0" x 8' 2" (2.74m x 2.48m)

Bedroom three has an outlook to the rear elevation. This is a pleasant, good-sized room with high level shelving, a cupboard, and ceiling light point.

### **BEDROOM FOUR**

10' 0" x 9' 4" (3.05m x 2.84m)

Once again, bedroom four is a good-sized room with a lovely outlook to the rear elevation. There is in-built furniture for a home office, including a desk with shelving to either side and good wall mounted cupboard/library shelving.

### **BEDROOM FIVE**

11' 10" x 7' 0" (3.61m x 2.13m)

bedroom five is a single bedroom with a super view out to the front elevation.

### **HOUSE BATHROOM**

8' 0" x 5' 6" (2.44m x 1.68m)

The properties bathroom is fitted with a three-piece suite which comprises of bath with shower and screen over, a pedestal wash hand basin and low level w.c. from the heritage range, ceramic tiling to the full ceiling height, two obscure glazed windows, inset spotlighting to the ceiling.





## EXTERNAL

### FRONT GARDEN

The property stands in a lovely position, being slightly elevated. It enjoys pleasant views over neighbouring homes and of the surrounding countryside both to the front and to the rear. The front garden is of a particularly good size and is laid to lawn featuring mature shrubbery and trees. The driveway provides off-street parking and gives access to the integral garage.

### REAR GARDEN

As the photographs suggest, the rear gardens enjoy the long distance views over neighbouring properties way up above Shepley, towards the Sovereign. The home enjoys a huge amount of sunlight, both in the morning and the evening. The rear garden is enclosed by good quality fencing and walling. There is a raised, flagged patio/sitting out area taking full advantage of the fantastic view with good sized lawn and mature shrubbery the rear garden must be viewed to be fully appreciated. There is external lighting and external water tap.









**ADDITIONAL INFORMATION**

The property has gas-fired central heating, UPVC double glazing and alarm system.

**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)

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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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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)

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