



Huddersfield Road, Huddersfield
West Yorkshire HD8 8HG
Asking Price £185,000

This immaculate semi-detached home is deceptively spacious, offering light and versatile accommodation. The property has been tastefully renovated and finished to a high standard. Ready to move into and live in modern style and comfort, while also offering potential for future expansion.

In the popular village of Shelley on the fringe of stunning local countryside, close to local village amenities and ideally located for commuter routes to Huddersfield, Wakefield, Barnsley, Leeds and Sheffield.

The property has a lawned garden with flower borders to the front, driveway parking to the side with garage. To the rear is a good sized newly landscaped garden with substantial lawned area, shed, gravel & flag patio tier, patio seating / BBQ area, stone wall and fenced boundaries.

Gas central heating and double glazing throughout.

We are aware that the adjoining semi has extended into the loft space in recent years and added an additional room/conservatory to the rear.



Ground Floor

Entrance Hall

Double glazed entrance door to inner porch leading to inner hallway.
Central heating radiator.

Lounge 15' 1" (4.6m x 3,66m) approx.

Wood laminate flooring.

Central heating radiator.

Large bay window enjoying rural views.

Open plan through to dining room

Dining Room 11' x 10' 3" (3.02m x 2.69m) approx.

Wood laminate flooring. Central heating radiator.

Spacious store cupboard.

Door leads to kitchen.

Kitchen 9' 11" x 8' 10" (3.02m x 2.69m) approx.

Stylish modern kitchen with built-in oven, ceramic hob and stainless steel extractor fan.

Integrated fridge freezer and dishwasher, washing machine.

Central heating radiator, double glazed window and external door.

First Floor

Landing

Bathroom

Modern white 3-piece suite with shower over bath and glass screen.

Heated towel rail.

Bedroom 1 12'6" (3.81m x 3.05m) approx.

Double glazed window to the front, central heating radiator, new carpet.

Bedroom 2 10' 3" x 9' 1" (3.12m x 2.77m) approx.

Double glazed window to rear, central heating radiator, new carpet.

Bedroom 3 10' 5" x 9' 11" (3.18m x 3,02m) approx.

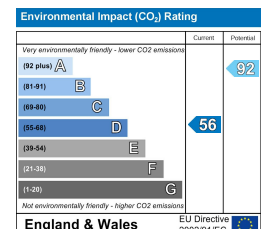
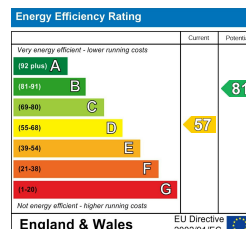
Double glazed window to rear, central heating radiator, new carpet.

SERVICE: All mains services are available

LOCAL AUTHORITY: Kirklees.

COUNCIL TAX BAND : C

TENURE: Freehold



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