

bramleys

For Sale

505A PENISTONE ROAD
SHELLEY
HUDDERSFIELD
HD8 8HY

RESIDENTIAL SALES

£325,000



- **UNIQUE OPPORTUNITY TO PURCHASE**
- **TUCKED AWAY FROM THE MAIN ROAD**
- **3 BEDROOM DETACHED BUNGALOW**
- **3 RECEPTION ROOMS**
- **WELL PROPORTIONED REAR GARDEN**
- **DRIVEWAY AND DOUBLE GARAGE**



Located off the beaten track, this 3 bedroom detached bungalow is uniquely presented to the market. Boasting 3 reception rooms, 2 of which overlook the rear garden and views beyond, this property enjoys a double integral garage and off road parking. Being of particular interest to those looking towards retirement, it offers the potential for buyers to put their own stamp on it. With immediate vacant possession and no upper chain, this property features an L-shaped lounge/dining area, kitchen, sun room, conservatory, 3 bedrooms and shower room. Positioned in the popular and sought after village of Shelley, which is ideal for access to a range of local amenities, schooling and colleges. Only by an internal inspection can one truly appreciate the size of accommodation offered. Energy Rating: D

The accommodation briefly comprises:-

Entrance Porch

With further timber door giving access to the entrance hall.

Entrance Hall

Having 2 generous storage cupboards, along with a cloaks area and providing access to the loft via ceiling hatch.

Lounge/Dining Area

5.23m x 3.38m plus 2.87m x 2.62m (17'2" x 11'1" plus 9'5" x 8'7")



Lounge/Dining Area

An L-shaped reception room, providing both living and dining accommodation. There is a uPVC double glazed bow window to the front elevation, feature fireplace with stone effect hearth and surround, together with a central heating radiator. A set of double glazed patio doors give access to the conservatory.

Conservatory

5.33m x 3.33m (17'6" x 10'11")

Pleasantly orientated to overlook the well manicured garden to the rear. This conservatory provides an excellent second reception area. With uPVC double glazing throughout, there are a set of French doors and single door which lead out to the rear.



Kitchen

2.64m x 2.84m (8'8" x 9'4")

Fitted with a range of wall, drawer and base units with granite effect work surfaces, tiled splashbacks and a 1½ bowl sink with mono bloc mixer tap. Integrated appliances include dishwasher, electric oven, combination microwave, under counter fridge, 4 ring gas hob and overhead extractor hood. There is also a uPVC double glazed window overlooking the rear garden and central heating radiator.



Kitchen



Bedroom 2

2.95m x 3.35m (9'8" x 11'0")

Being host to a bank of built-in wardrobes which provide hanging and shelving space. There is a central heating radiator and sliding patio doors leading through to the sun room.



Sun Room

2.77m x 2.31m (9'1" x 7'7")

Accessed off bedroom 2, this additional space is fitted with uPVC double glazed door which gives access to the garden.



Shower Room

Furnished with a 4 piece suite comprising of a low flush WC, vanity sink with cupboard underneath, bidet and shower cubicle with shower attachment. There are uPVC double glazed windows to the side elevation and a central heating radiator.



Bedroom 1

3.43m x 3.40m (11'3" x 11'2")

With a uPVC double glazed window to the side elevation, central heating radiator, dressing table and built-in wardrobes which provide hanging and shelving space.



Bedroom 3

2.72m x 2.87m (8'11" x 9'5")

With a uPVC double glazed window to the side elevation and a central heating radiator.



OUTSIDE:

To the front of the property there is a tarmacadam driveway which provides off road parking. To the rear a sun room and conservatory lead out to the stunning rear garden which has been landscaped and maintained by the previous owners. It has a central paved pathway through the centre, lawned insets to either side, before a timber bridge which leads over a pond area to the summer house at the bottom of the garden. The rear garden is enclosed by mature shrubbery and trees. To the side of the property there is a further garden area with walled boundary.



Garage

5.31m x 4.50m (17'5" x 14'9")

With an up and over together with personal door to the rear.

COUNCIL TAX BAND:

D

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ON-LINE CONVEYANCING SERVICES:

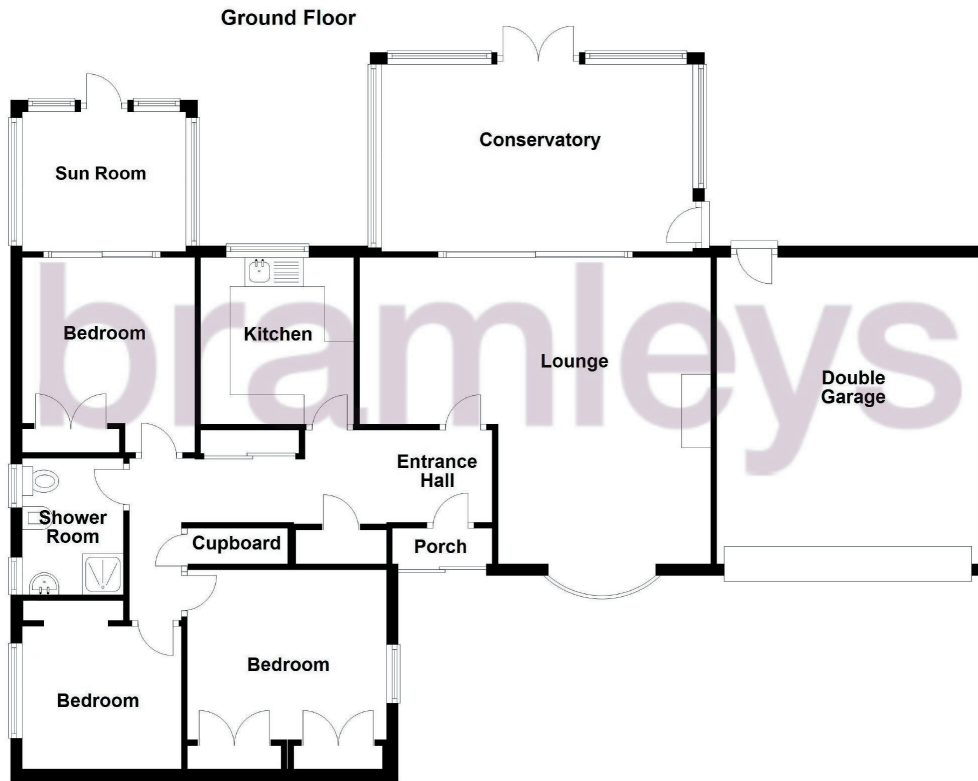
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights at Waterloo take the right hand lane into Penistone Road. Continue along this road for approximately 3 miles and on reaching the village of Shelley, pass Glen View road on the left and as the road begins to bend to the right, turn left up the track and 505a will be found at the end on the left.







30/09/2021, 19:09 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
505a Penistone Road SHEDLEY HUDDERSFIELD HD8 8HY	Energy rating D	Valid until: 29 September 2031 Certificate number: 8709-0321-1000-0190-8272
Property type		Detached bungalow
Total floor area		86 square metres
Rules on letting this property Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions .		
Energy efficiency rating for this property This property's current energy rating is D. It has the potential to be C. See how to improve this property's energy performance.		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8709-0321-1000-0190-8272?print=true> 1/4

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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