







## Park Avenue Shelley, HUDDERSFIELD

Guide Price £225,000

A 2 BEDROOM MID TOWN HOUSE, POSITIONED IN A SOUGHT AFTER LOCATION AND ENJOYS FAR REACHING VIEWS TO THE REAR. COMPRISING ENTRANCE HALLWAY, SPACIOUS LOUNGE, KITCHEN DINER WITH MODERN UNITS AND SPACE FOR FAMILY DINING TABLE. TO THE FIRST FLOOR 2 BEDROOMS AND STYLISH BATHROOM. TO THE EXTERIOR DRIVEWAY PARKING FOR 2 CARS AND PRIVATE ENCLOSED REAR GARDEN WITH PATIO SEATING AND LAWNED AREA. HAVING GAS CENTRAL HEATING AND DOUBLE GLAZING.

### Entrance Hall

A part glazed wooden door leads into the entrance hall, having coat hanging space, stairs to first floor landing and door to lounge.

### Dining Kitchen

14' 6" x 8' 5" (4.42m x 2.59m) approx.

A spacious kitchen diner with cream wood effect base and wall units to include integrated electric oven, gas hob and extractor fan, with space for washing machine and fridge. Having part tiled walls, laminate floor and double glazed window. The dining area is large enough to house a family dining table, has a handy under stairs cupboard and patio door giving access to the rear garden.



### Lounge

13' 8" x 11' 6" (reducing to 9' 4") (4.17m x 3.51m) approx.

A tastefully decorated room having a living flame gas fire with wood and marble effect surround and marble effect hearth, double glazed window to the front of the property and carpet flooring.

### Galleried Landing

Stairs lead up to the first floor galleried landing with doors to the bedrooms and bathroom and access to the loft.

### Bedroom 1

14' 6" (reducing to 11' 5" into bulkhead) x 10' 8" (reducing to 4' 11" into bulkhead) (4.42m x 3.28m)

A spacious double bedroom having been tastefully decorated and having 2 double glazed windows to the front of the property.

### Bedroom 2

11' 6" x 8' 4" (3.49m x 2.54m) approx.

Again a good sized bedroom with double glazed window to the rear of the property, which features wide reaching views.

### Bathroom

6' 8" x 5' 6" (2.03m x 1.68m) approx.

A modern bathroom with white 3 piece suite comprising bath with wood panel and shower over, wash hand basin and low level W.C, both set in a stylish vanity unit and all with matching stylish chrome accessories. Having fully tiled walls, linoleum flooring, obscure double glazed window

and chrome heated towel rail.

### Front Garden

Having a driveway with parking for 2 cars with path leading to front door and pebble border for ease of maintenance.

### Rear Garden

A private peaceful rear garden enclosed by fencing and trees and having a patio seating area with steps leading down to the lawned area with tree and shrub borders. A trellis archway leads down to a paved area.

### ADDITIONAL INFORMATION

Council Tax: B

EPC: C

Tenure: Freehold

Parking: Off Road Parking

### UTILITIES

Electric: Mains

Gas: Mains

Water: Mains

Heating: Gas

Broadband: Full Fibre Broadband

Mobile Coverage: 4G

### AGENT NOTES

- 1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY





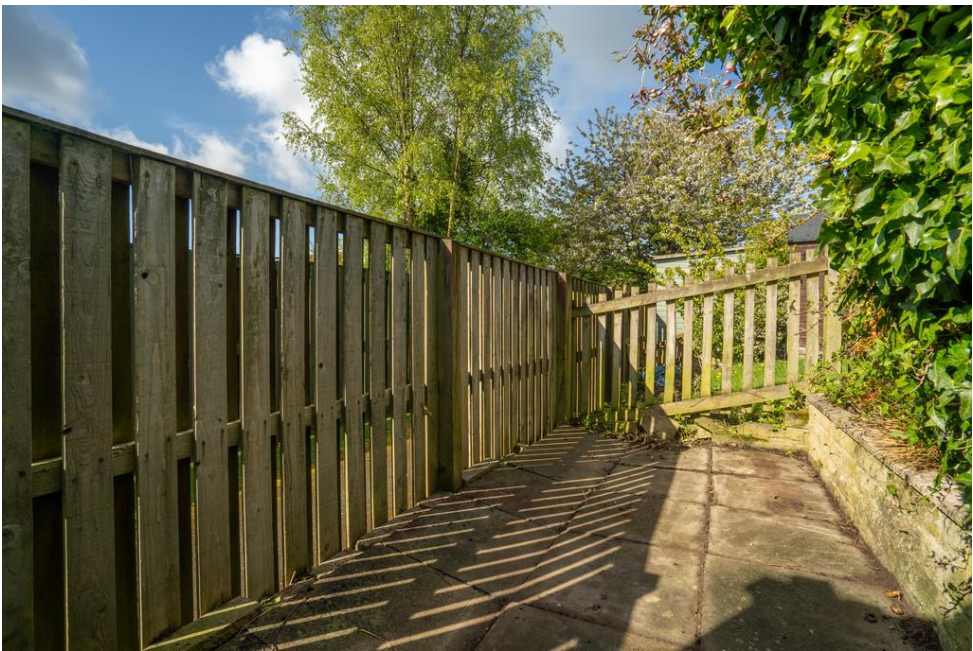










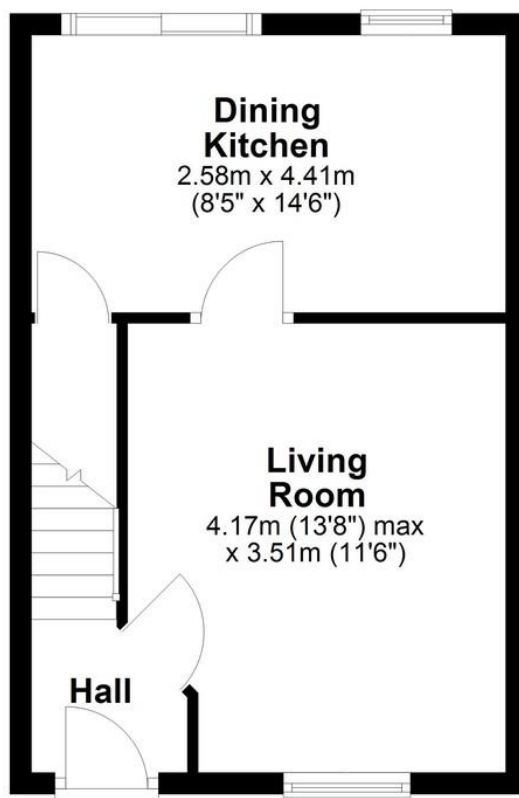


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



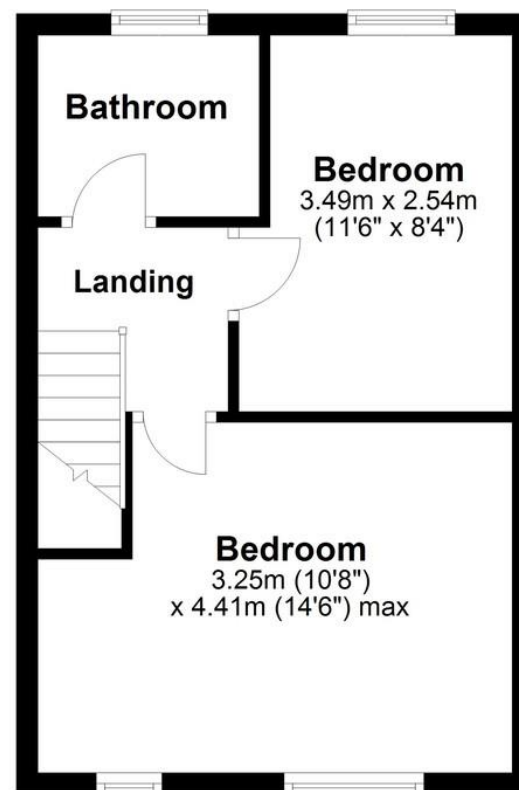
## Ground Floor

Approx. 30.2 sq. metres (324.8 sq. feet)



## First Floor

Approx. 30.2 sq. metres (324.8 sq. feet)



Total area: approx. 60.4 sq. metres (649.6 sq. feet)