



Applegate
Properties



Lane Head Road, Shepley, Huddersfield, HD8 8DB

Offers in excess of £270,000

A stunning and spacious three bedroom terraced property being fully renovated in 2021 with gardens and parking in enviable central village location.

- Stunning mid terrace
- Three Bedrooms
- Gardens & Parking
- Central village location



PROPERTY DESCRIPTION

Being fully and thoughtfully refurbished to a particularly high standard in 2021 to include period features together with contemporary fittings is this most striking and attractive mid terraced property. Affording deceptively spacious three bedroom accommodation, the property is ideally placed close to the popular village amenities of regarded Shepley, within walking distance of local infant school, tennis club and nearby train station.

Having full gas central heating and double glazed sash windows the interior comprises: Entrance to Boot/Cloak room with storage and separate w.c, spacious Dining Kitchen with contemporary units, range cooker, feature tiling and access to useful cellar, inner lobby with stairs and Living Room with feature period open fireplace sash window and door to rear.

To the First Floor are three bedrooms and Bathroom furnished with a most stylish three piece suite with contrasting tiled surround and including bath with 'rainfall' shower over, screen and contemporary cracked glass basin.

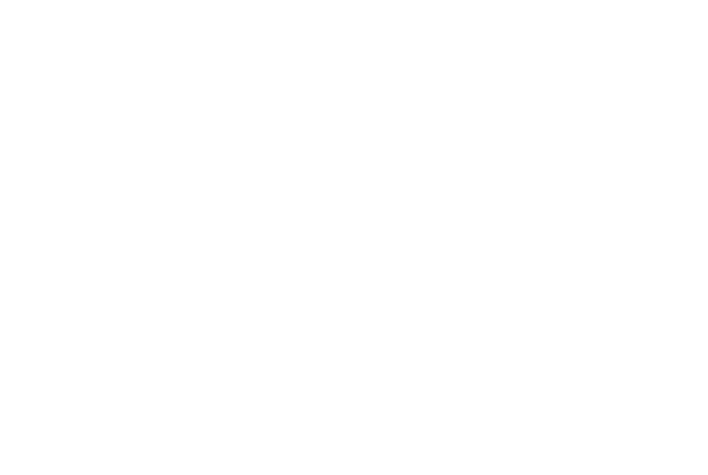
Externally, the property has a gravelled fore-garden with attractive wrought iron fencing, adjacent parking space and further lawned garden to the rear with gated access. No Vendor Chain.

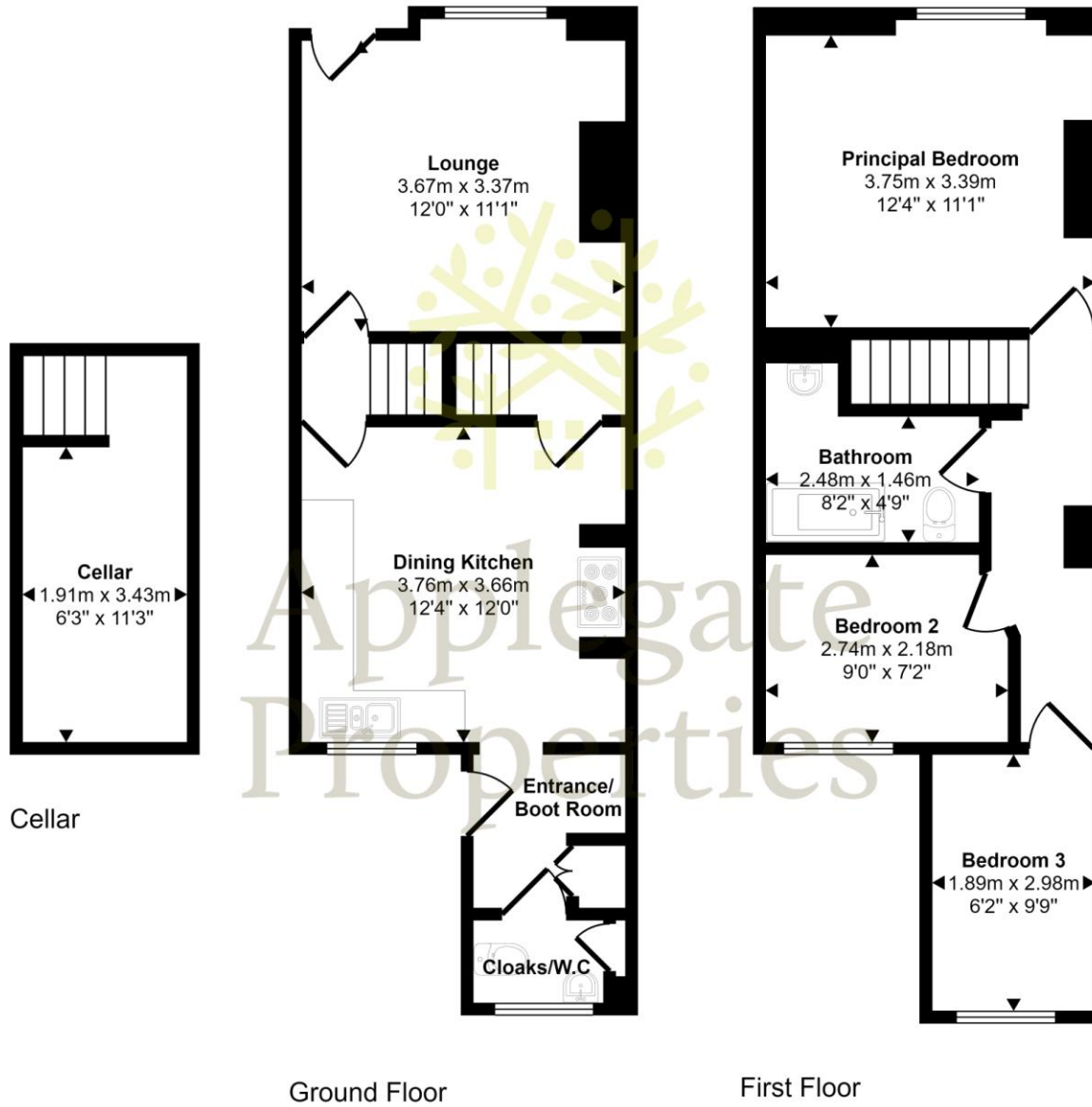
EPC: E
Council Tax Band: B
Tenure: Freehold

Agents Note: Following full renovation in 2021 – 2022, the property has been let (AST) from March 2022, with tenants vacating in mid November 2022. The interior photos were taken prior to tenancy commencement.

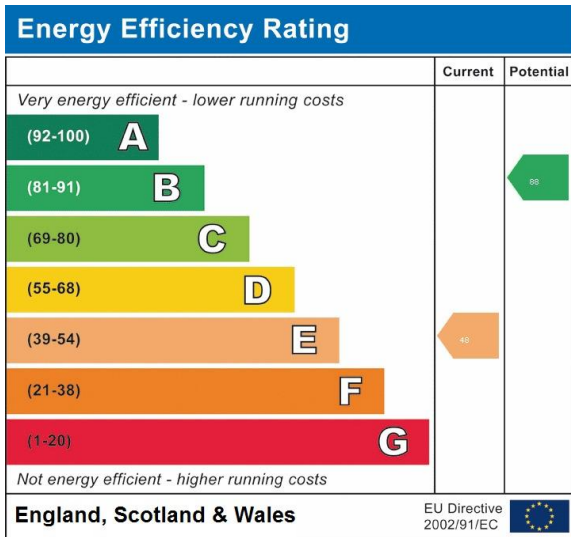
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Address:
Lane Head 74-81, 81, 81 P.

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

Copyright

Unauthorised reproduction prohibited

Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED

78 Huddersfield Road, Holmfirth, HD9 3AZ

www.applegateproperties.co.uk
01484 682999
info@applegateproperties.co.uk