



Applegate
Properties



- Modern Detached
- Over Three Floors
- Four Bedroom Plus Study
- Gardens & Garage

Marsh Lane, Shepley, Huddersfield, HD8 8AP Offers in the region of: £525,000

A spacious and modern three storey, four bedroom plus study detached with garage and gardens in select development of only four exclusive properties within highly regarded Shepley village.



PROPERTY DESCRIPTION

A spacious and modern three storey, four bedroom plus study detached with garage and gardens in select development of only four exclusive properties within highly regarded Shepley village.

A rare opportunity for the discerning buyer to acquire a most spacious and modern, detached property located on a select development of only four properties and within highly regarded and sought after Shepley village. Affording well planned contemporary and stylish accommodation arranged over three floors and being located close to the centre of popular Shepley village, with its array of shops and amenities, as well as highly rated local schooling and stunning surrounding countryside, all making this an area highly sought after by family buyers.

Being constructed to the highest of standards utilising quality fittings throughout, the accommodation briefly comprises: spacious Reception Hall with turned staircase, Cloakroom/W.C, Through Living Room with doors to garden, impressive Open plan Dining Kitchen with doors to garden and Utility. To the First Floor: Galleried Landing with storage, three generous Bedrooms, one with en-suite facilities, Study and House Bathroom. To the Second Floor can be found a spacious Landing/Sitting area with further storage, Bedroom Four and spacious Bathroom. The property is insulated to a very high standard using the SIPS system and has triple glazing.

Externally, the property has driveway parking leading to a detached Single Garage with private gardens extending to the rear of the property.

The property is on a bus route with a stop 100 yards away.

EPC Grade: B
Tenure: Freehold
Council Tax Band: D

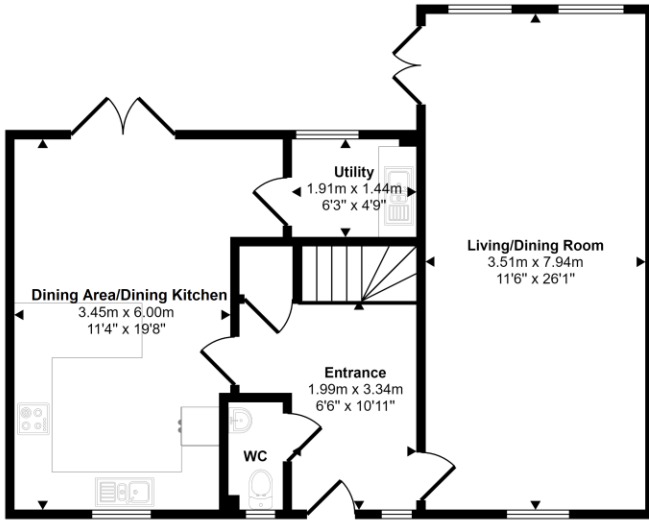
Agents Note: The property is currently let on a residential Statutory Periodic Tenancy (SPT) requiring two months notice to be served upon agreement of a



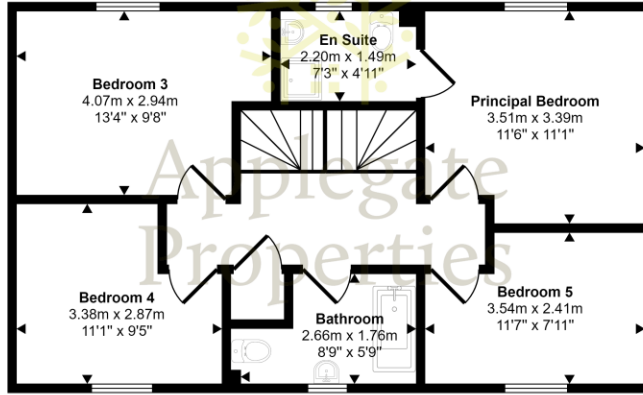
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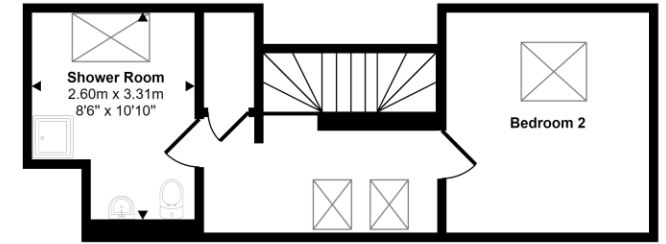
Approx Gross Internal Area
159 sq m / 1715 sq ft



Ground Floor
Approx 67 sq m / 726 sq ft



First Floor
Approx 60 sq m / 649 sq ft



Second Floor
Approx 32 sq m / 341 sq ft

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED