



Applegate
Properties



Greenhead, Church Lane, Shepley, Huddersfield, HD8 8AF

Offers in the region of: £400,000

A characterful yet modernised and spacious three bedroom barn conversion with enclosed gardens and parking in regarded central village position.

- Attractive Barn conversion
- Three double bedrooms
- Spacious interior
- Gardens and garage



PROPERTY DESCRIPTION

Occupying an enviable position close to the centre of popular Shepley village is this most attractive and characterful property. Affording spacious and versatile accommodation which has been much improved and modernised in recent years, this delightful property blends a host of period features with more modern fittings and may well be of interest to the family buyer, being located close to excellent village amenities and regarded schooling.

In brief the accommodation comprises: Entrance Lobby with picture window to garden being open plan to Dining area with feature ceiling lantern and further Snug/Family room, central Hallway with feature wood panneling and parque flooring, Cloaks/w.c, Store/Boot room with access door to integral garage, fitted Breakfast Kitchen having a range of cottage style units and spacious Sitting Room with log burning stove and dual aspect windows overlooking gardens.

To the First Floor is a spacious open landing currently utilised as an ideal Study/Home office with access to three double bedrooms, the Principal being particularly generous with en suite w.c and large House Bathroom furnished with a contemporary four piece suite including walk in shower, roll top bath and contrasting tiled surround.

Externally, the property is accessed via double gate with driveway parking and ultimate access to the garage. Further lawned gardens with fenced boundary providing privacy continue to the front and side.

Agents note: We understand the neighbouring property has right of access over the drive. This is by foot and not by vehicle.

EPC: D
Council Tax Band: D
Tenure: freehold

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.

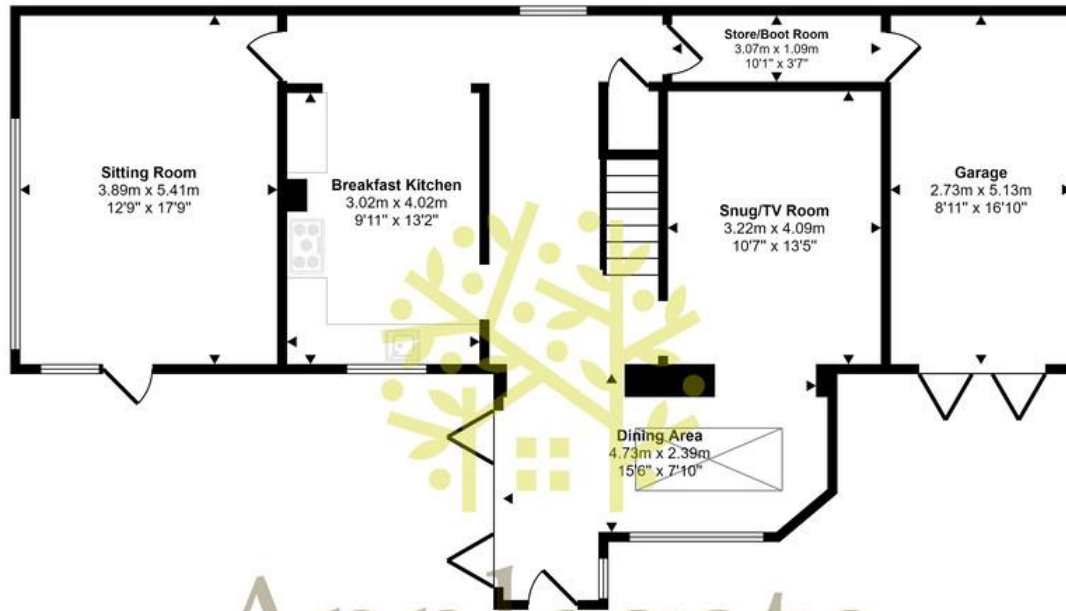




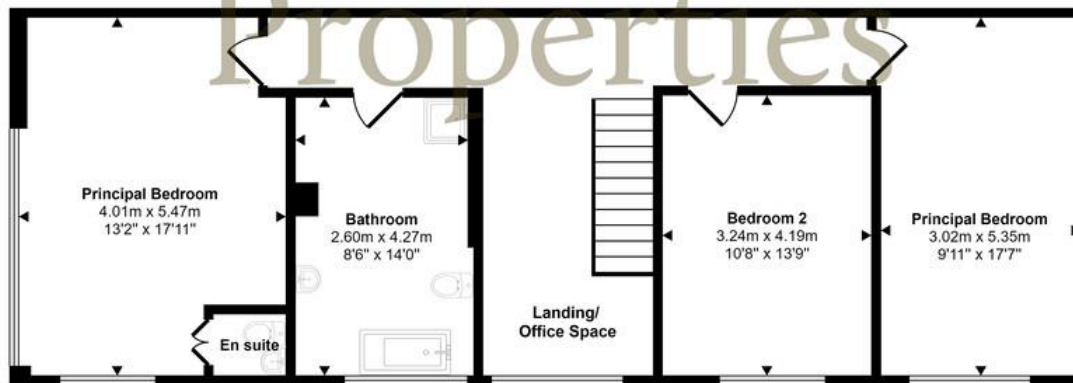




Approx Gross Internal Area
185 sq m / 1989 sq ft



Ground Floor
Approx 98 sq m / 1050 sq ft



First Floor
Approx 87 sq m / 939 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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.

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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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED