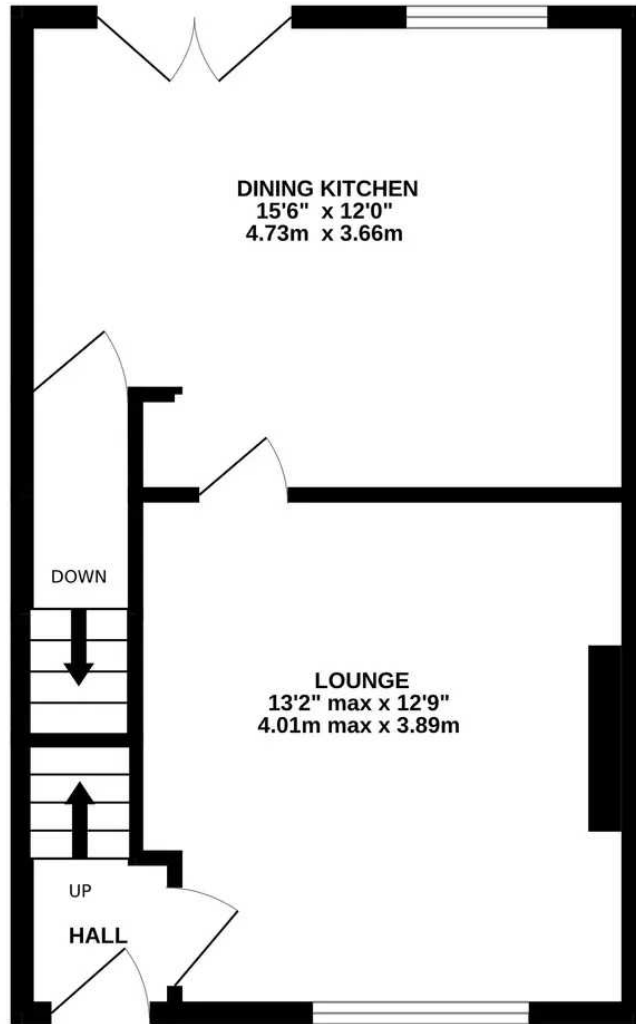




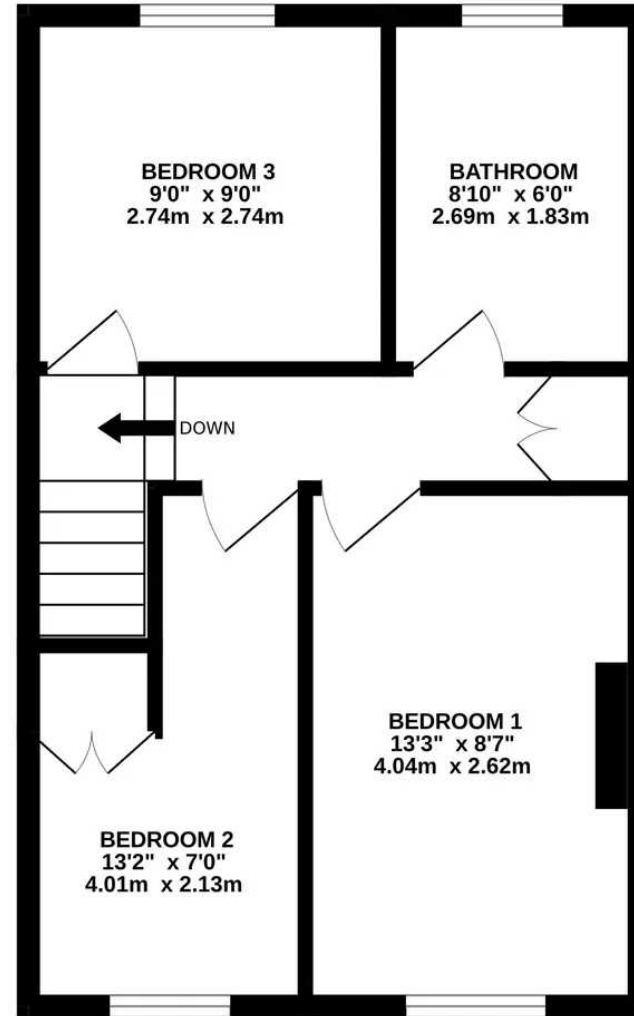
60 Abbey Road, Shepley
Huddersfield, HD8 8EL

Offers in Region of **£240,000**

GROUND FLOOR



1ST FLOOR



ABBAY ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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60 Abbey Road

Shepley, Huddersfield, HD8 8EL

SUPERBLY PRESENTED, THREE BEDROOM, MID-THROUGH-TERRACE, STONE BUILT FAMILY HOME, LOCATED IN THE SOUGHT-AFTER VILLAGE OF SHEPLEY. HAVING BEEN TASTEFULLY UPDATED BY THE CURRENT VENDORS AND BLENDING PERIOD FEATURES WITH EXPOSED TIMBER BEAMS AND INGLENOOK STONE FIREPLACE WITH MODERN CONTEMPORARY FITTINGS IN BOTH THE KITCHEN AND BATHROOM. THE PROPERTY BOASTS FABULOUS OPEN ASPECT VIEWS ACROSS NEIGHBOURING FIELDS TO THE REAR AND IS A SHORT DISTANCE FROM THE VILLAGE CENTRE, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND A SHORT WALK FROM THE LOCAL TRAIN STATION.

The property comprises entrance, lounge with inglenook fireplace and cast-iron multi-fuel burning stove and open-plan dining kitchen to the ground floor, plus a useful vaulted ceiling cellar area. To the first floor there are three well-proportioned bedrooms and the house bathroom. Externally the property is set-back from Abbey Road with low maintenance garden, to the rear is a fabulous, enclosed garden with flagged patio and raised lawn area which overlooks open fields and with far reaching views into the distance.

EPC Rating C.
Council Tax Code A.
Tenure Freehold.



GROUND FLOOR

ENTRANCE

3' 8" x 5' 0" (1.12m x 1.52m)

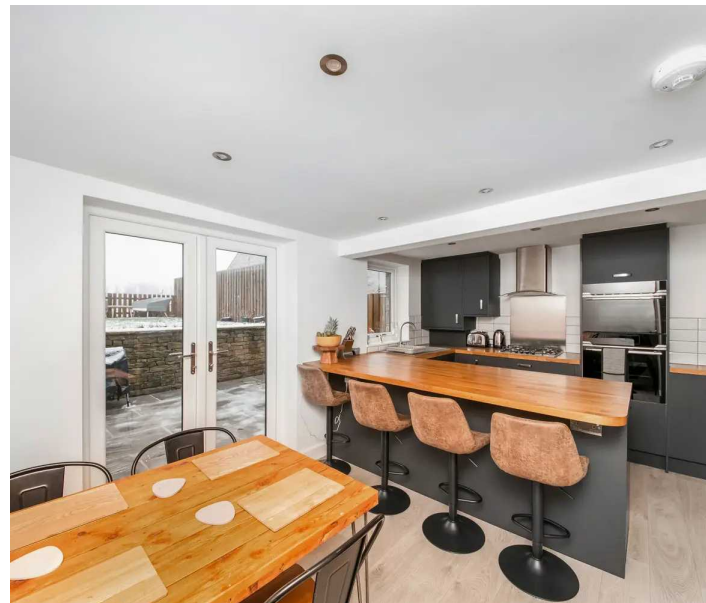
Enter into the property through a double-glazed composite front door with obscure glazed inserts into the entrance. There is an inset spotlight to the ceiling, an exposed timber beam, a radiator, and a staircase rising to the first floor. An oak door proceeds into the lounge.

OPEN-PLAN DINING KITCHEN

15' 6" x 12' 0" (4.72m x 3.66m)

The open-plan dining kitchen room is a fabulous, well-proportioned space which enjoys a great deal of natural light courtesy of a double-glazed window and double-glazed French doors which provide direct access to the property's rear gardens. There is high-quality flooring, inset spotlighting to the ceilings, and a radiator.

The kitchen features a wide range of fitted wall and base units with complementary oak work surfaces over, which incorporate a single-bowl composite sink and drainer unit with brushed steel mixer tap. The kitchen is well-equipped with high-quality, built-in appliances, including a four-ring Lamona gas hob with stainless-steel splashback and canopy-style cooker hood over, a Hoover fan-assisted oven, a Hoover combination microwave-oven, and a dishwasher. There is space for an American-style fridge and freezer unit, high gloss brick-effect tiling to the splash areas, soft closing doors and drawers, a tall pantry unit for additional storage, and the kitchen houses the property's combination boiler. There is a breakfast peninsula with cupboards beneath and oak tops, which provides ample space for breakfast dining. The kitchen area leads seamlessly into the dining area, where there is also an oak door enclosing a staircase descending to the lower ground floor cellar.





LOUNGE

13' 2" x 12' 9" (4.01m x 3.89m)

The lounge enjoys a great deal of natural light which cascades through the double-glazed window to the front elevation, from which there are pleasant views across the property's front garden and of the woodland outlook beyond. There are exposed timber beams to the ceiling, as well as a beautiful Inglenook stone fireplace with exposed stone chimney breast which is all home to a cast-iron Clearview multi-fuel-burning stove set upon a raised stone hearth. There is a radiator, a ceiling light point, television points, and an oak door which proceeds into the open-plan dining kitchen.

CELLAR

6' 6" x 8' 0" (1.98m x 2.44m)

Taking the stone stairwell to the lower ground floor, you reach a fabulous, vaulted cellar which is utilised as a log store for the multi-fuel-burning stove found in the lounge. There is lighting and power in situ.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing. There are oak doors providing access to three bedrooms and the house bathroom, a loft hatch providing access to a useful attic space, inset spotlighting to the ceiling, and useful cupboard for toiletries and towels.

BEDROOM ONE

13' 3" x 8' 7" (4.04m x 2.62m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. The room features a double-glazed window to the front elevation which offers a pleasant view across Abbey Road and of the woodland backdrop, a ceiling light point, a radiator, and a television point.

BEDROOM TWO

13' 2" x 7' 0" (4.01m x 2.13m)

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a useful cupboard over the bulkhead for the stairs, a double-glazed window to the front elevation, a ceiling light point, and a radiator.

BEDROOM THREE

9' 0" x 9' 0" (2.74m x 2.74m)

Bedroom three can accommodate a double bed but is currently utilised as a home office. There is a bank of double-glazed windows to the rear elevation with fantastic views across the property's rear gardens and of neighbouring fields. There is inset spotlighting to the ceilings and a radiator.





HOUSE BATHROOM

8' 10" x 6' 0" (2.69m x 1.83m)

The house bathroom features a contemporary three-piece suite which comprises of a low-level w.c. with push button flush, a broad wash hand basin with cascading waterfall mixer tap and vanity unit beneath, and an L-shaped panel bath with cascading waterfall mixer tap, thermostatic rainfall shower over with separate handheld attachment, and glazed shower guard. There is attractive flooring, tiling to the splash areas, a chrome ladder-style radiator, inset spotlighting to the ceilings, and a double-glazed window with obscure glass to the rear elevation.

EXTERNAL

FRONT GARDEN

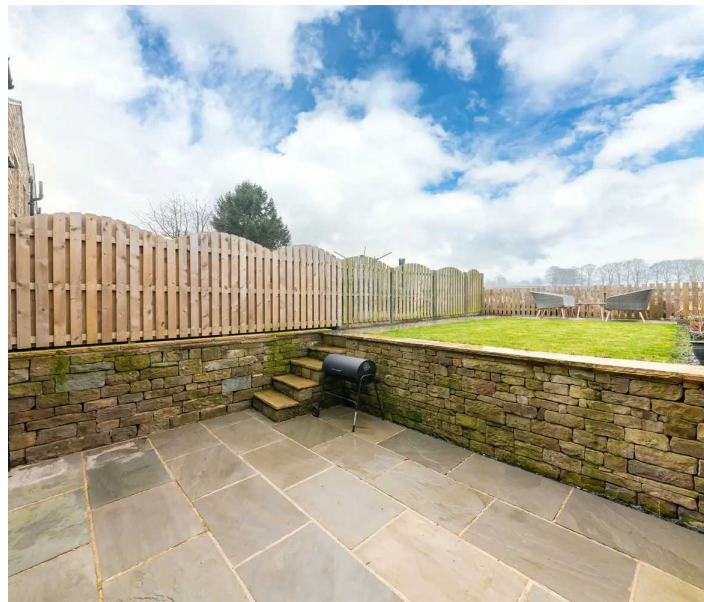
Externally to the front, the property features a pedestrian access gate which leads onto a flagged pathway to the property's front door. There are stone wall boundaries which enclose a slate chipping garden and a raised area containing flowers and shrubs.

REAR GARDEN

Externally to the rear, the property offers a fabulous, enclosed, landscaped garden, which features an attractive flagged patio area, which is sheltered and provides an excellent space for barbecuing, entertaining, and al fresco dining. The top of the garden is laid predominantly to lawn and benefits from an additional flagged patio area which enjoys the fabulous, open-aspect views over neighbouring fields and of the tree line beyond. There are part-fenced and part-stone wall boundaries.

COAL SHED

There is a coal shed to the rear of the property which is secure and can be used for storage.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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