

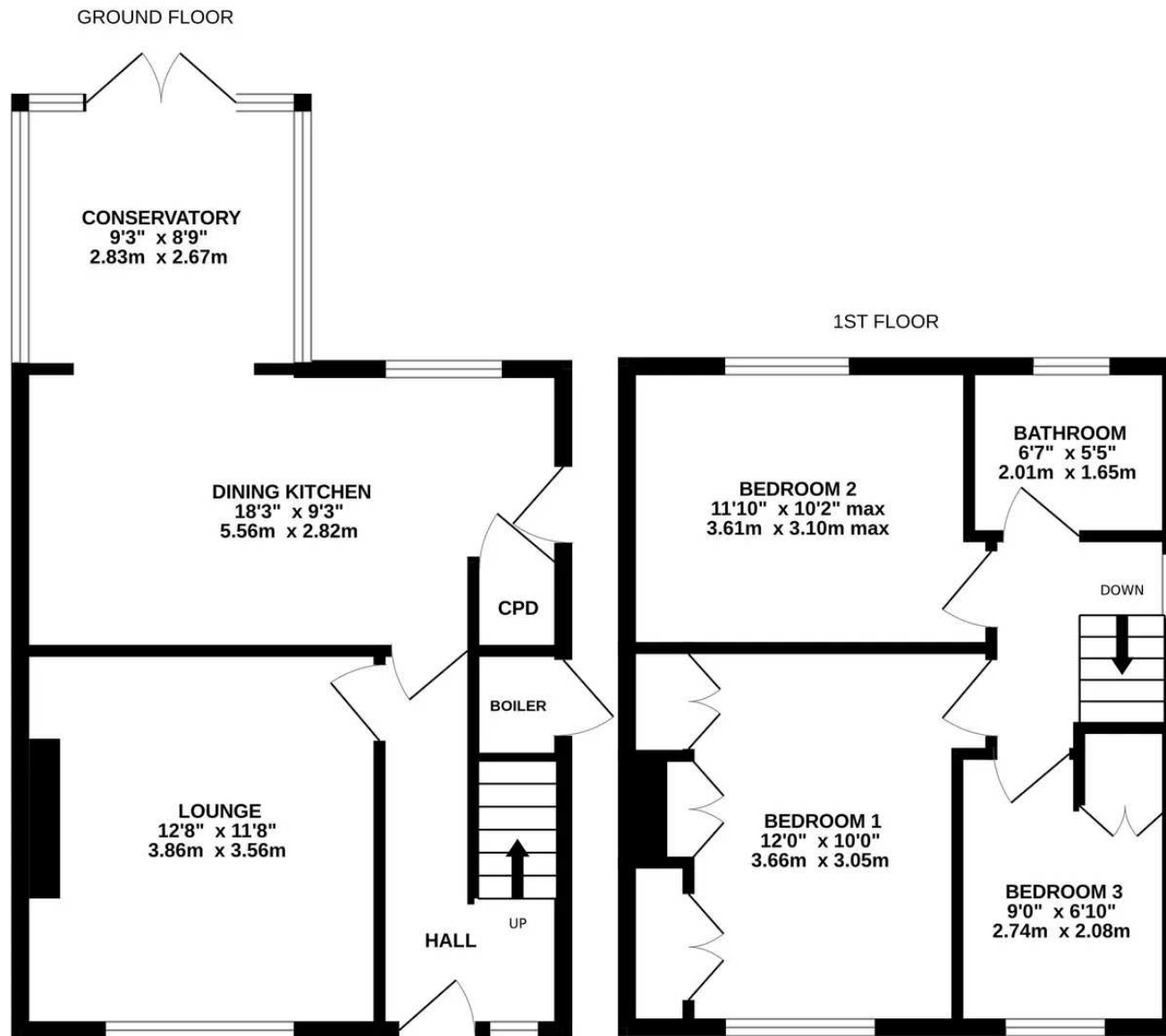


FOR SALE
Simon Blyth
ESTATE AGENTS
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01484 603399

Stocks Way, Shepley

Huddersfield, HD8 8DL

Offers in Region of **£260,000**



STOCKS WAY

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Stocks Way, Shepley

Huddersfield, HD8 8DL

A WELL PRESENTED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME SITUATED ON THE SOUGHT-AFTER ADDRESS OF STOCKS WAY, SHEPLEY. THE PROPERTY BOASTS OPEN-PLAN DINING-KITCHEN, CONSERVATORY TO THE REAR AND BENEFITS FROM A DETACHED GARAGE.

The property accommodation briefly comprises of entrance hall, lounge, open-plan dining-kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally there is a lawn garden to the front with driveway to the side leading to the detached garage, to the rear is a lawn garden with raised decked area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

ENTRANCE HALL

12' 8" x 6' 0" (3.86m x 1.83m)

Enter into the property through a double-glazed composite front door with obscure glazed and leaded inserts into the entrance hall. There is an adjoining double-glazed window with obscure glass and leaded detailing to the front elevation, and the entrance hall features a multi-panel timber and glazed door which provides access to the open-plan dining kitchen, a panel door providing access to the lounge, a ceiling light point, a radiator, and a useful understairs storage cupboard. A staircase with wooden banister and spindles rises to the first floor.

LOUNGE

12' 8" x 11' 8" (3.86m x 3.56m)

As the photography suggests, the lounge is a generously proportioned reception room which enjoys a great deal of natural light, cascading through the double-glazed bank of windows to the front elevation. There is a ceiling light point, a radiator, and the focal point of the room is the Inglenook fireplace with cast iron multi-fuel burning stove which is set upon a raised stone hearth.



OPEN-PLAN DINING KITCHEN

18' 3" x 9' 3" (5.56m x 2.82m)

The open-plan dining kitchen room enjoys a great deal of natural light courtesy of a double-glazed window to the rear elevation and a double opening which provides access to the conservatory. There is a double-glazed external door with obscure glazed inserts to the side elevation, two ceiling light points, inset spotlighting to the ceiling, luxury vinyl flooring, and a radiator.

The kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half bowl stainless-steel Lamona sink and drainer unit with chrome mixer tap. The kitchen is well-equipped with built-in appliances, including a four-ring gas hob with canopy-style cooker hood over, a built-in electric fan assisted oven, an integrated slimline wine cooler, integral slimline dishwasher, a built-in fridge and freezer unit, and a built-in shoulder-level combination microwave oven. There is tiling to the splash areas, under-unit lighting, and there is a useful understairs cloaks cupboard.



CONSERVATORY

8' 9" x 9' 3" (2.67m x 2.82m)

The conservatory is currently utilised as a dining area but is a multi-purpose space which could be enjoyed as a family room or playroom. There are banks of double-glazed windows to either side elevation and the rear elevation, and with French doors providing direct access to the gardens. There is a hip-style glazed roof with self-cleaning glass, inset spotlighting, and high-quality flooring.





FIRST FLOOR

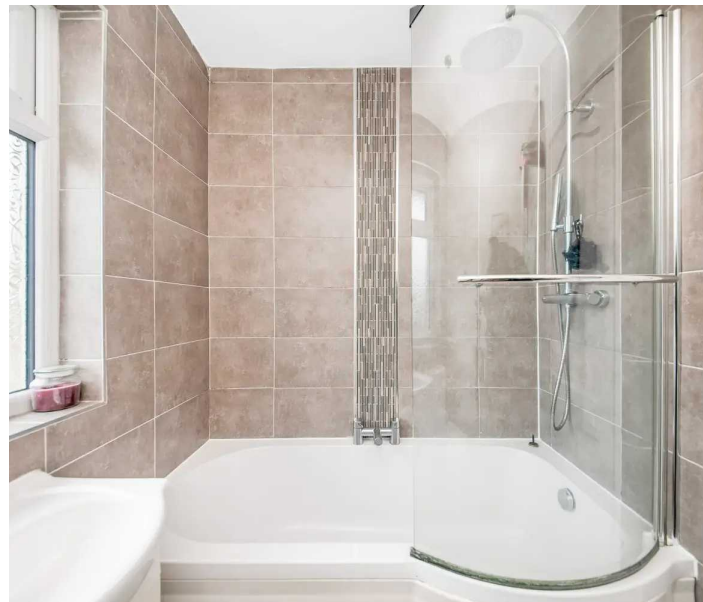
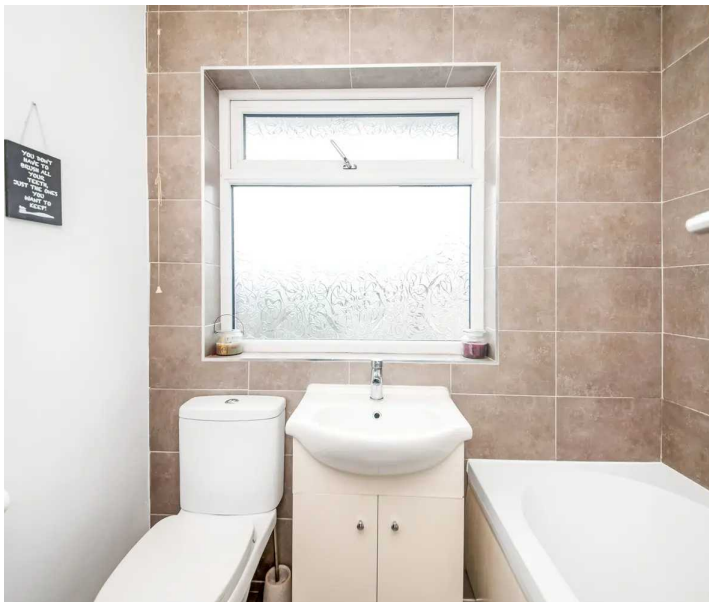
FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There are doors providing access to three bedrooms and the house bathroom, a ceiling light point, a radiator, a double-glazed window with obscure glass to the side elevation, and a loft hatch with drop-down ladder providing access to a useful attic space.

HOUSE BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m)

The house bathroom features a white three-piece suite which comprises of a low-level w.c. with push-button flush, a broad wash hand basin with vanity cupboard and chrome Monobloc mixer tap, and a P-shaped panel bath with thermostatic rainfall shower over, curved shower guard, and separate handheld shower attachment. There are tiled walls and tiled floors, inset spotlighting to the ceilings, an extractor fan, and a double-glazed window with obscure glass to the rear elevation. There is also a fitted vanity cupboard with mirrored front and a chrome ladder-style radiator.



BEDROOM ONE

12' 0" x 10' 0" (3.66m x 3.05m)

Bedroom one is a generously proportioned double bedroom which benefits from an array of fitted furniture, including wall-to-wall fitted wardrobes with hanging rails, shelving, and cupboards. There is a double-glazed picture window to the front elevation, providing the room with a great deal of natural light, as well as a radiator and a ceiling light point.

BEDROOM TWO

10' 2" x 11' 10" (3.10m x 3.61m)

Bedroom two is another generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, offering pleasant open-aspect views over rooftops, across the valley, and with Emley Moor Mast in the distance. There is a ceiling light point, a radiator, and some bespoke fitted furniture which includes wardrobes, shelving, cupboards, and a desk unit.

BEDROOM THREE

9' 0" x 6' 10" (2.74m x 2.08m)

Bedroom three is a well-proportioned single bedroom with ample space for freestanding furniture. There is a double-glazed window to the front elevation, a radiator, a ceiling light point, and useful storage built-in over the bulkhead for the stairs with additional shelving.





EXTERNAL

Front Garden

Externally to the front, the property features a concrete driveway which provides off-street parking for multiple vehicles in tandem. The front garden is laid predominantly to lawn with part-hedged and part-wall boundaries.

Rear Garden

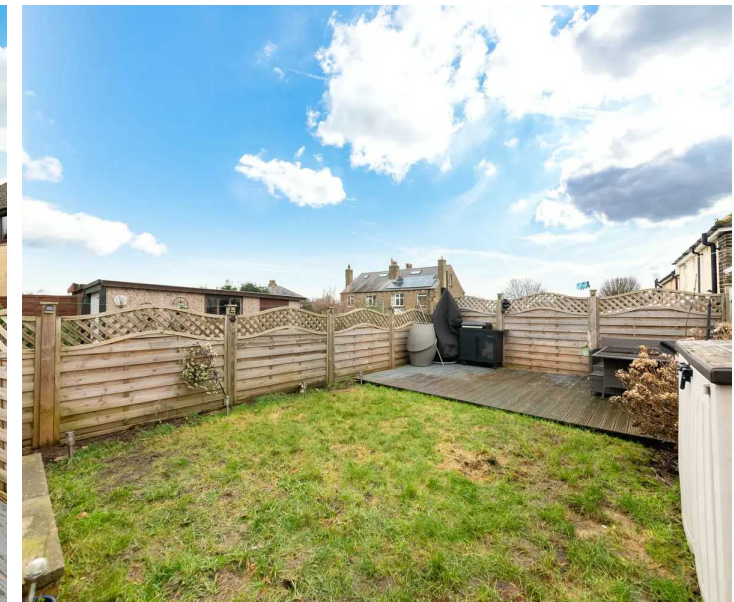
Externally to the rear, the property features a lawn garden which leads to a raised decked area, providing an ideal space for al fresco dining and barbecuing. The driveway continues down the side of the property to the detached garage, which features an up-and-over door and a double-glazed window to the side elevation. There is an external security light, fenced boundaries, and an externally accessed door to the side of the property which leads into the boiler cupboard.

Garage

Single Garage

On Drive

3 Parking Spaces



ADDITIONAL INFORMATION

Please note the property has the benefit of planning consent passed for single storey extensions to the rear and side elevations and a porch on the front (Application passed March 2021). Application No: 2021/62/90284/E

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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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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