



Marsh Lane, Shepley

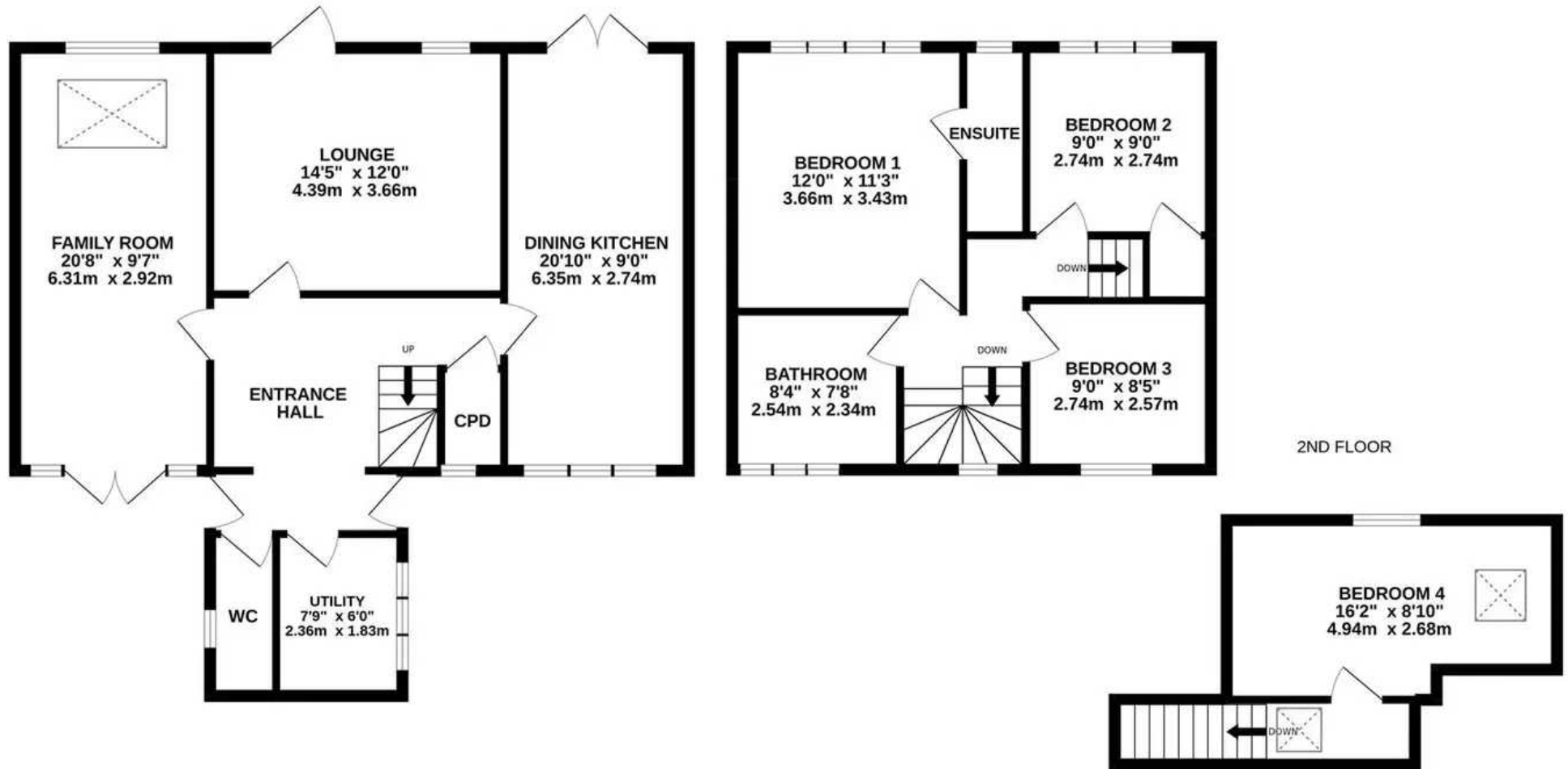
Huddersfield, HD8 8AE

Offers in Region of **£410,000**

GROUND FLOOR

1ST FLOOR

2ND FLOOR



MARSH LANE

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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Marsh Lane

Shepley, Huddersfield, HD8 8AE

A SUPERBLY APPOINTED, FAMILY HOME, SITUATED IN A FABULOUS HAMLET OF EQUALLY BEAUTIFUL HOMES OFF MARSH LANE, SHEPLEY. WITHIN WALKING DISTANCE OF THE LOCAL AMENITIES, IN CATCHMENT FOR WELL REGARDED SCHOOLING, AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS AND THE NEARBY TRAIN STATION. THE PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION ACROSS THREE STOREYS AND WAS BUILT BY A REPUTABLE LOCAL BUILDER.

The property in brief comprises of entrance hall, utility room, downstairs w.c, family room, lounge and dining-kitchen to the ground floor. To the first floor, there are three bedrooms and the house bathroom, with bedroom one benefiting from newly refurbished en-suite shower room. To the second floor is bedroom four. Externally the property has a parking space, with pleasant lawn garden to the front and fabulous, enclosed gardens with flagged patio, lawn and well stocked flower and shrub beds. Viewings are a must in order to truly appreciate the accommodation, beautiful grounds and superb location on offer.

Council Tax Band C.

EPC Rating C.

Tenure Freehold.

- Within walking distance of local amenities
- Four bedrooms
- Accommodation over three storeys

Simon Blyth

AGENTS



GROUND FLOOR

ENTRANCE HALL

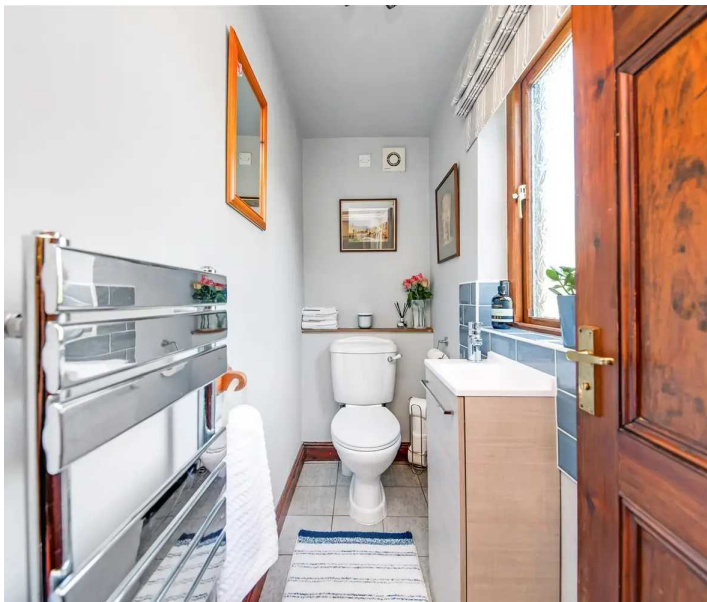
Dimensions: 4.62m x 3.96m (15'2" x 13'0"). Enter into the property through a double glazed composite front door with obscure glass and leaded detailing inserts into the entrance hall. There is decorative coving to the ceiling, two ceiling light points and terracotta tiled flooring. The entrance hall provides access to the utility room, downstairs w.c., open plan dining kitchen, lounge and family room. There is a radiator and useful understairs cloaks cupboard.

DOWNSTAIRS W.C

Dimensions: 2.44m x 0.91m (8'0" x 3'0"). The downstairs w.c. features a modern, white two-piece suite which comprises of a low-level w.c. and a wash hand basin with vanity unit under and chrome monobloc mixer tap. There is tiled flooring, brick effect tiling to the splash areas, a chrome ladder style radiator, a double-glazed window to the side elevation, ceiling light point and an extractor fan.

UTILITY

Dimensions: 2.36m x 1.83m (7'9" x 6'0"). The utility room features fitted wall and base units with shaker style cupboard fronts and with complimentary rolled edge work surfaces over which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. There is tiling to the splash areas, tiled flooring, plumbing for a washing machine and space for a tumble dryer. The utility room features a central ceiling light point, extractor fan, a chrome ladder style radiator and a bank of double-glazed hard wood mullioned windows to the side elevation.



LOUNGE

Dimensions: 4.39m x 3.66m (14'5" x 12'0"). The lounge is a generously proportioned reception room which is decorated to a high standard and enjoys a pleasant view across the property's front gardens, through the double-glazed arched windows and matching double glazed arched external door. There is a ceiling light point, decorative coving to the ceiling, a radiator and the focal point of the room is the living flame effect gas fireplace with a limestone inset hearth and surround.

FAMILY ROOM

Dimensions: 6.30m x 2.92m (20'8" x 9'7"). The family room is a versatile reception room which can be utilized as a home office, additional reception room or occasional ground floor bedroom. The room enjoys a great deal of natural light with dual aspect windows to the front and rear elevation along with an additional skylight window to the front. To the rear of the room there are double glazed French doors which lead out to the patio at the rear of the property and enclosed rear gardens beyond. There are two wall light points, a central ceiling light point and two radiators. There is hard wood flooring.





OPEN PLAN DINING KITCHEN

Dimensions: 3.30m x 2.74m (10'10" x 9'0"). The open plan dining kitchen benefits from a wealth of natural light with banks of mullioned windows to the front and rear elevations. The terracotta tiled flooring continues through seamlessly from the entrance hall and there is decorative coving to parts of the ceiling, three ceiling light points and two radiators. The kitchen area features fitted wall and base units with work surfaces over which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen features glazed display cabinets, tiling to the splash areas and there is plumbing and space for a dishwasher and provisions for a gas cooker, the window to the front elevation enjoys views across the property's gardens.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing which provides access to three double bedrooms, the house bathroom, and loft access. There is a central ceiling light point, a fabulous double-glazed, arched window to the rear elevation providing a great deal of natural light, and there is an additional staircase with handrail which leads to the second floor.

BEDROOM ONE

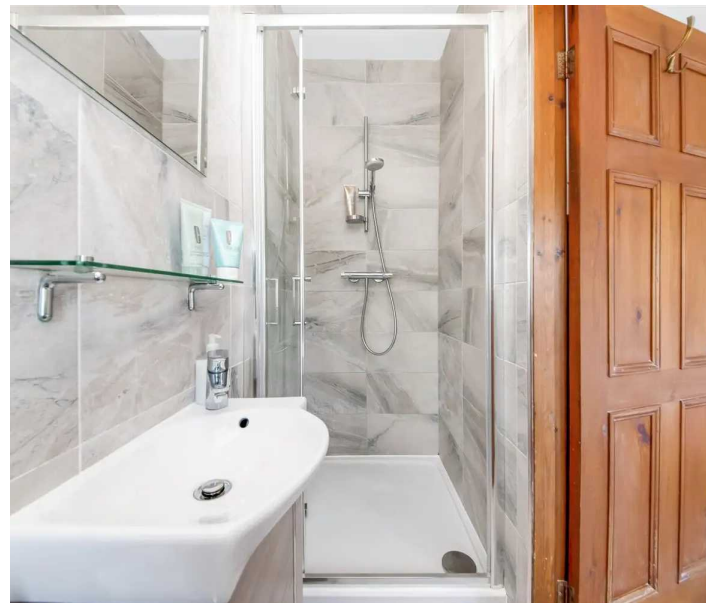
Dimensions: 3.48m x 3.66m (11'5" x 12'0"). Bedroom one is a generously proportioned double bedroom which features fitted wardrobes and hanging rail shelving. There is a ceiling light point, a radiator, and a bank of double-glazed mullioned windows to the front elevation which enjoys views across the front gardens and of Shepley village. The principal bedroom benefits from en-suite shower room facilities.

EN-SUITE SHOWER ROOM

Dimensions: 2.74m x 0.86m (9'0" x 2'10"). The en-suite shower room features a modern three-piece suite which comprises a low-level w.c. with push button flush, a wash hand basin with vanity unit under and a step-in shower cubicle with thermostatic shower. There is attractive tiling to the walls and flooring, inset ceiling spotlights, a chrome ladder style radiator and shaver point. There is a double-glazed window with obscure glass to the front elevation.

BEDROOM TWO

Dimensions: 2.74m x 2.74m (9'0" x 9'0"). Bedroom two can accommodate a double bed with space for free standing furniture. There is a bank of double-glazed mullioned windows to the rear elevation, again providing an open aspect view across the gardens and of Shepley village, a ceiling light point, and a radiator.



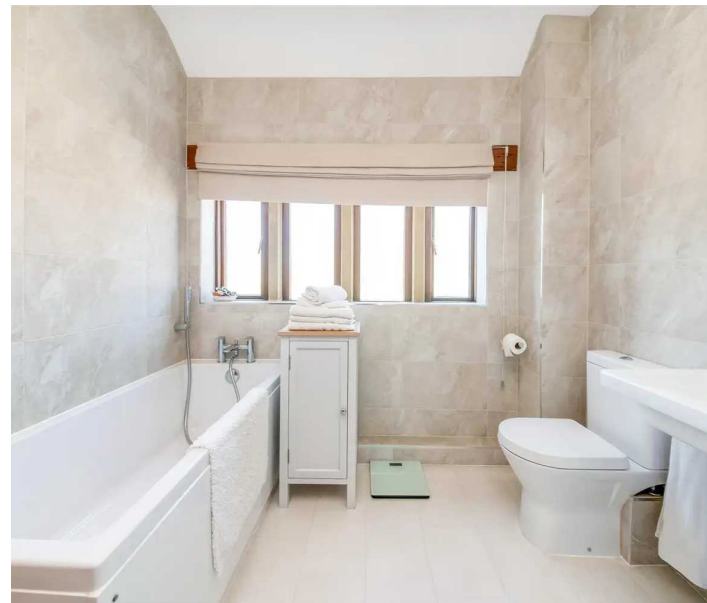


BEDROOM THREE

Dimensions: 2.74m x 2.57m (9'0" x 8'5"). Bedroom three is a generously proportioned single bedroom with ample space for free standing furniture. There is a bank of double-glazed mullioned windows to the front elevation, a ceiling light point, a radiator, and a useful downstairs cupboard.

HOUSE BATHROOM

Dimensions: 2.54m x 2.24m (8'4" x 7'4"). The house bathroom features a modern four-piece suite which comprises of a low-level w.c. with push button flush, a broad pedestal wash hand basin with chrome monobloc mixer tap, a quadrant style shower cubicle with thermostatic rainfall shower and separate handheld attachment as well as a panelled bath with shower head mixer tap. There is tile effect flooring and attractive tiling to the walls, a chrome ladder style radiator, inset spotlighting to the ceiling, an extractor fan, and a bank of double-glazed mullioned windows with obscure glass to the rear elevation.





SECOND FLOOR

SECOND FLOOR LANDING

Taking the staircase from the first floor landing you reach the second floor which has a double-glazed skylight window to the side elevation. There is a ceiling light point and doors providing access to bedroom four.



BEDROOM FOUR

Dimensions: 4.93m x 2.69m (16'2" x 8'10"). Bedroom four is a light and airy double bedroom with ample space for free standing furniture which features a port hole style window to the front elevation providing a pleasant view across Shepley village and beyond, and a double-glazed skylight window. Bedroom four benefits from a ceiling light point, radiator, and a loft hatch.

EXTERNAL

Front Garden

Externally the property is situated in a pleasant hamlet of properties, nestled just outside of the village centre of Shepley. To access the Hamlet, there is a driveway off Marsh Lane which leads past neighbouring properties to a tarmac driveway providing off street parking. Immediately to the front, there is a lawn garden with well stocked flower and shrub beds. The front gardens enjoy views towards the Shepley village centre.

Rear Garden

To the rear of the property is a fabulous enclosed low maintenance garden which features a flagged patio area, ideal for al fresco dining and barbecuing. The rear garden is laid predominately to lawn with flower and shrub beds and an additional flagged patio enjoys the afternoon and evening sun. There is a hard standing for a garden shed and enclosed fenced boundaries and there are external security lights. Beyond is an additional handy bin store with a further gravelled area which leads round to the front garden where there is an external tap.

Driveway

1 Parking Space





ADDITIONAL INFORMATION

Please note that the property benefits from superb broadband connection, useful for those wanting to work from home.

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.****MAILING LIST**

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

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