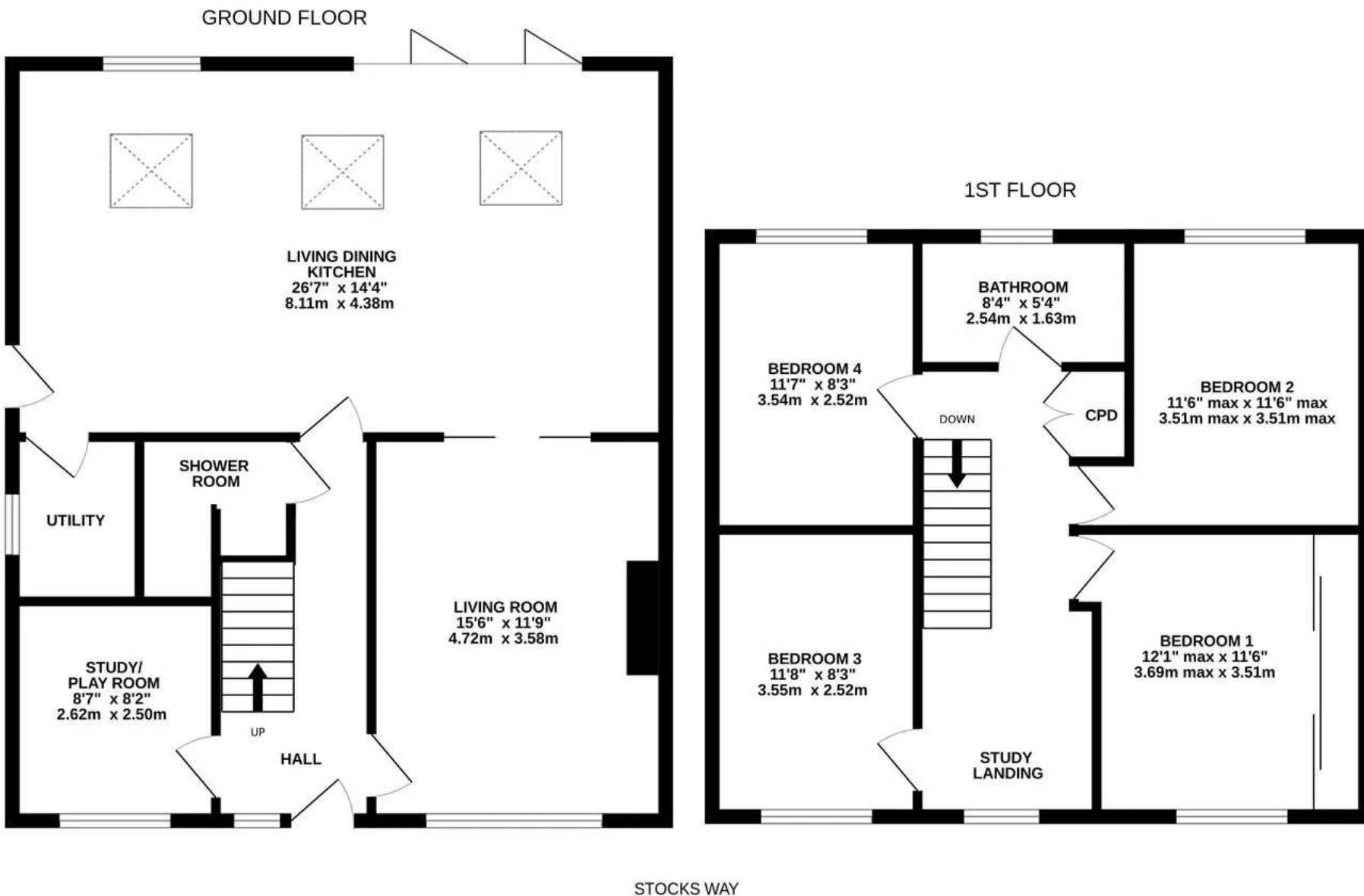




**99 Stocks Way, Shepley**

Huddersfield, HD8 8DN

Fixed Price £370,000



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## 99 Stocks Way

Shepley, Huddersfield, HD8 8DN

SUPERBLY PRESENTED, SEMI-DETACHED FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION COMPLEMENTED BY A GENEROUS PLOT. SITUATED IN THE SOUGHT-AFTER ADDRESS OF STOCKS WAY, SHEPLEY, THE PROPERTY IS IDEAL FOR THE GROWING FAMILY WITH OPEN-PLAN DINING KITCHEN WITH BI-FOLD DOORS LEADING OUT TO THE GARDENS, USEFUL ATTIC ROOM WITH POSSIBILITY TO CONVERT AND FOUR DOUBLE BEDROOMS. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO THE VILLAGE CENTRE AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property briefly comprises of entrance hall, living room, fabulous open plan dining kitchen room with bifold doors leading to the rear gardens, utility room, home office/playroom and shower room to the ground floor. To the first floor there are four well proportioned double bedrooms and the house bathroom, a loft hatch with drop down ladder provides access to a useful boarded attic space. Externally there is a low maintenance garden to the front with double driveway providing off-street parking. To the rear is an enclosed garden with flat patio, lawn and further patio ideal for alfresco dining.

Tenure Freehold.

Council Tax Band C.

EPC Rating C.

**Simon Blyth**  
ESTATE AGENTS

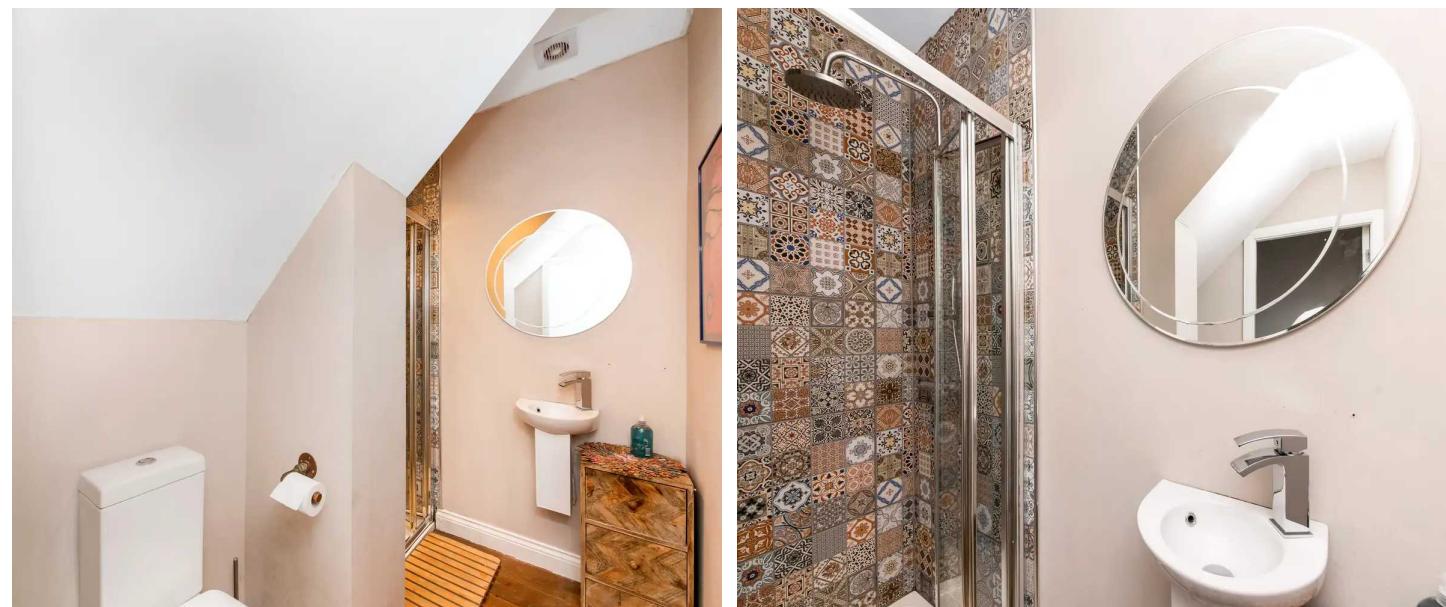
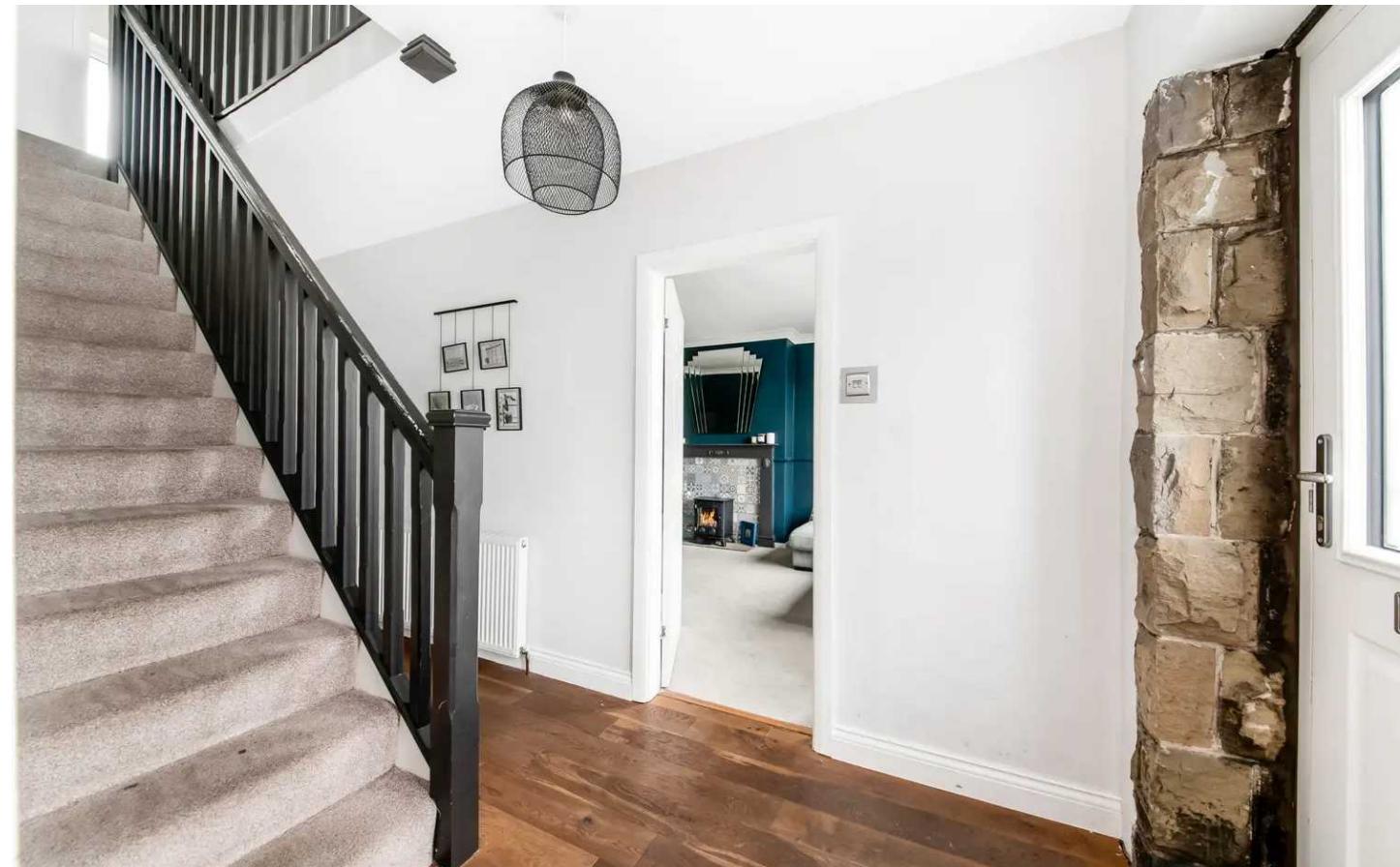
## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double-glazed composite front door with obscure glazed inserts and exposed stone surround into the entrance hall. There is an adjoining double-glazed window with obscure glass to the front elevation, solid wood flooring, a ceiling light point, a radiator, and multi-panel doors provide access to the lounge, open-plan dining kitchen, downstairs w.c., and playroom.

### GROUND FLOOR SHOWER ROOM

The solid wood flooring continues through from the entrance hall to the ground floor shower room, which also features a white three-piece suite comprising of a fixed frame shower cubicle with attractive tile surround and thermostatic shower with separate handheld attachment, a low-level w.c. with push-button flush, and a wall-hung wash hand basin with chrome Monobloc mixer tap. The ground floor shower room features a ceiling light point, an extractor fan, and a chrome ladder-style radiator.





## LOUNGE

15' 6" x 11' 9" (4.72m x 3.58m)

The lounge is a generously proportioned reception room which enjoys a great deal of natural light which cascades through the double-glazed bank of windows to the front elevation. The room features decorative coving to the ceiling, a decorative dado rail, a central ceiling light point, a radiator, and a multi-panel double sliding doors which proceed into the open-plan dining kitchen. The focal point of the lounge is the living flame-effect, stove-effect fireplace set upon a raised stone hearth with attractive tiled backcloth.





#### STUDY / PLAYROOM

8' 7" x 8' 2" (2.62m x 2.49m)

The study/playroom enjoys a great deal of natural light courtesy of the bank of double-glazed windows to the front elevation. There are pleasant open-aspect views over rooftops and across the valley, and the room features a central ceiling light point, a radiator, and a television point.

## OPEN-PLAN DINING KITCHEN

26' 7" x 14' 4" (8.10m x 4.37m)

The open-plan dining kitchen is an impressive, light and airy space which features a bank of double-glazed, aluminium, bi-fold doors to the rear elevation providing pleasant views and direct access to the gardens. There are three double-glazed skylight windows, inset spot lighting to the ceiling, two radiators, and two ceiling light points. The fabulous solid wood flooring continues through from the entrance hall, and there is a multi-panel door providing access to the utility/pantry, and a double-glazed external door with obscure glazed inserts to the side elevation.





## KITCHEN AREA

The kitchen area features a range of fitted base units with handleless high-gloss cupboard fronts and complementary quartz work surfaces over, which incorporate a deep-bowl, stainless steel sink unit with pull-out hose mixer tap and bevelled drainer. There are high-quality, built-in appliances, including a five-ring Lamona gas hob with canopy-style cooker hood over, a waist-level fan assisted oven, and a shoulder-level combination microwave oven. The kitchen benefits from soft-closing doors and drawers, high-gloss, brick-effect tiling to the splash areas, a built-in wine cooler, and space for an American-style fridge freezer. At the centre of the kitchen is the breakfast island with contrasting work surface above, useful drawers and cupboards beneath, and pop-up electric points.



## PANTRY / UTILITY ROOM

The utility room features plumbing for an automatic washing machine and space for a further freestanding appliance. It features a double-glazed window to the side elevation, a ceiling light, and houses the property's combination boiler.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the office landing space, which enjoys a great deal of natural light and fantastic far-reaching views courtesy of a double-glazed window to the front elevation. There is a useful airing cupboard, two ceiling light points, a radiator, a wooden banister with spindle balustrade over the stairwell head, a loft hatch with drop-down ladder providing access to a useful attic space, and multi-panel doors providing access to four bedrooms and the house bathroom.





#### BEDROOM ONE

12' 1" x 11' 6" (3.68m x 3.51m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation which take full advantage of the property's elevated position, with far-reaching views towards Emley Moor Mast. The room features decorative coving to the ceiling, a radiator, a ceiling light point, and is furnished with wall-to-wall fitted wardrobes which have sliding, part-mirrored doors and hanging rails and shelving in situ.



#### BEDROOM TWO

11' 6" x 11' 6" (3.51m x 3.51m)

Bedroom two is another generously proportioned double bedroom with ample space for freestanding furniture. There is decorative coving to the ceiling, a ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation, providing pleasant views across the property's gardens.



### BEDROOM THREE

11' 8" x 8' 3" (3.56m x 2.51m)

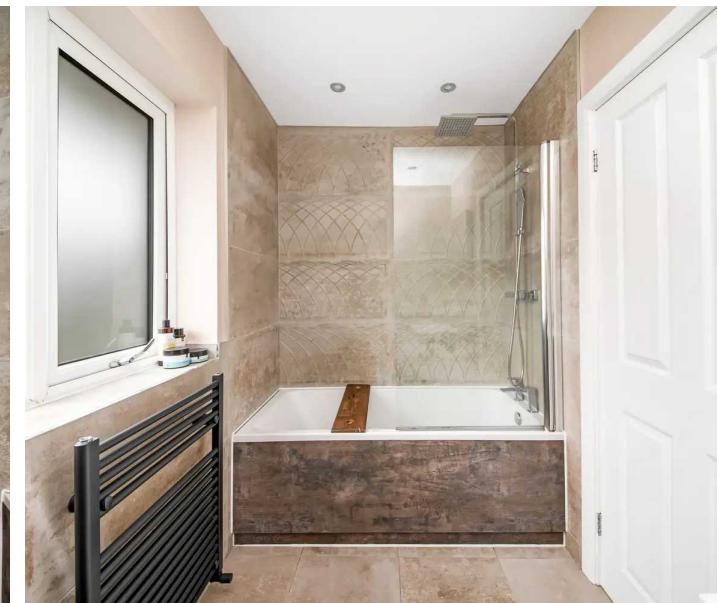
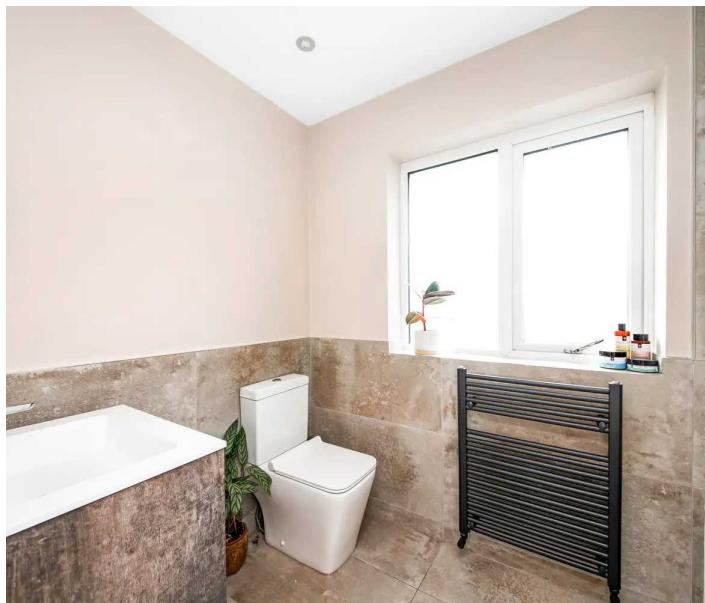
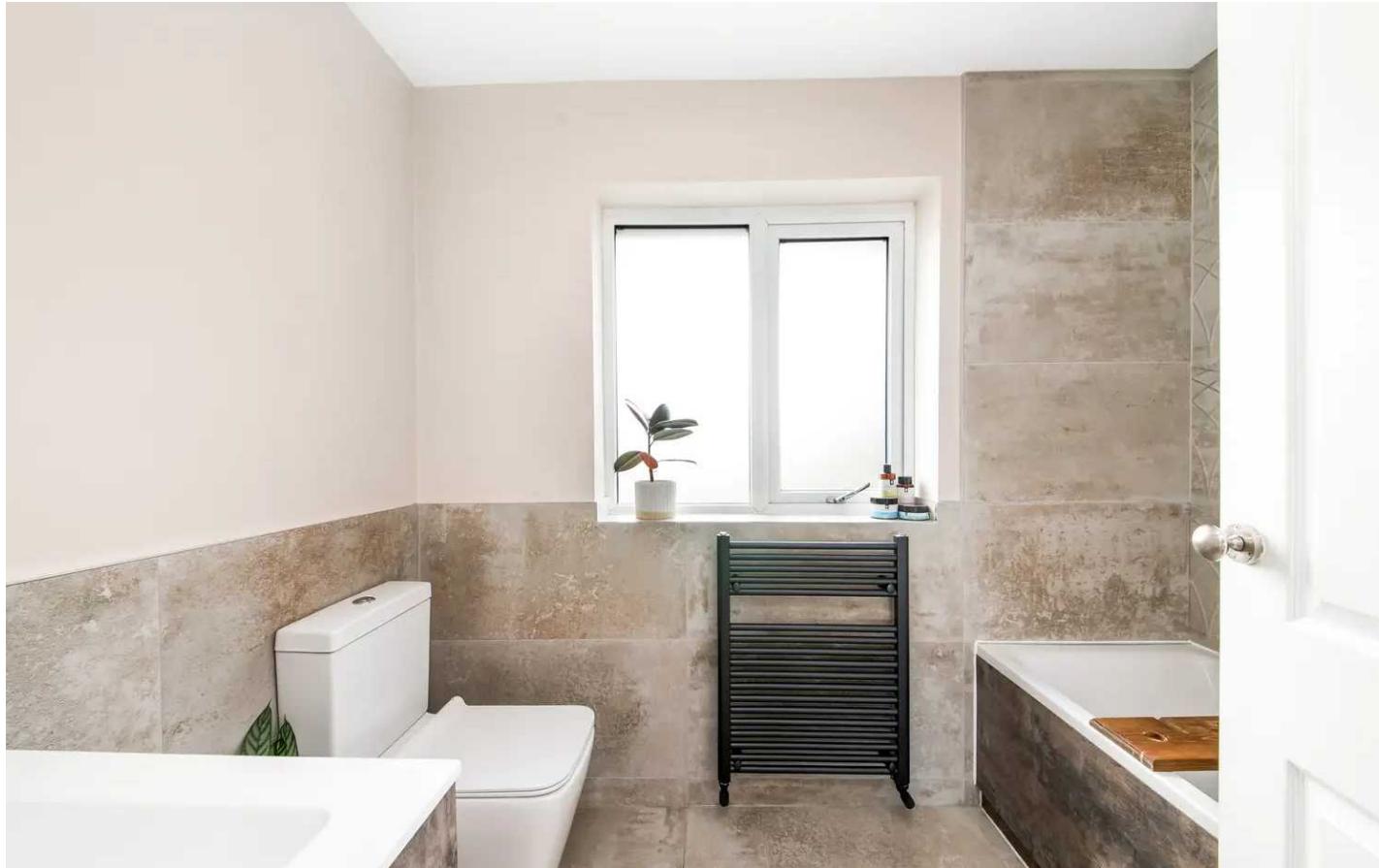
Bedroom three is another double bedroom with ample space for freestanding furniture, situated to the rear of the property and offering pleasant views across the property's generous gardens courtesy of a bank of double-glazed windows to the rear elevation. There is a ceiling light point and a radiator.

### BEDROOM FOUR

11' 7" x 8' 3" (3.53m x 2.51m)

Bedroom four can accommodate a double bed with ample space for freestanding furniture. The room features a double-glazed picture window to the front elevation offering pleasant open-aspect views across the valley, a ceiling light point, and a radiator.





#### HOUSE BATHROOM

8' 4" x 5' 4" (2.54m x 1.63m)

The house bathroom features a modern three-piece suite which comprises of a low-level w.c. with push-button flush, a broad wash hand basin with vanity cupboard beneath and chrome Monobloc mixer tap, and a panel bath with thermostatic rainfall shower over, separate handheld attachment and glazed shower guard. There is tiled flooring, attractive tiling to the walls and splash areas, inset spot lighting to the ceiling, an anthracite ladder-style radiator, and an extractor vent. There is also a bank of double-glazed windows with obscure glass and tiled sill to the rear elevation.



#### ATTIC

The attic space is a useful additional room which is boarded, features electric points, and is currently utilised as a games room. There are exposed timber beams and batons on display, and significant head height at the centre of the room. Please note that head height is restricted in other areas.

## EXTERNAL

### FRONT GARDEN

Externally to the front, there is a low maintenance garden with part-wall and part-fence boundaries, and with double driveway providing off-street parking.

### REAR GARDEN

Externally to the rear, the property benefits from a generously proportioned, enclosed rear garden. The tarmacadam driveway continues down the side of the property to a fabulous, Indian stone flagged patio area, with is an ideal space for al fresco dining and barbecuing. The garden then proceeds to a fabulous lawn with well-stocked flower, tree and shrub beds. At the top of the garden is a further flagged patio which enjoys the afternoon and evening sun, and a hardstanding for a garden shed. There is external lighting and an external tap.

### DRIVEWAY

2 Parking Spaces





**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





## Simon Blyth Estate Agents

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