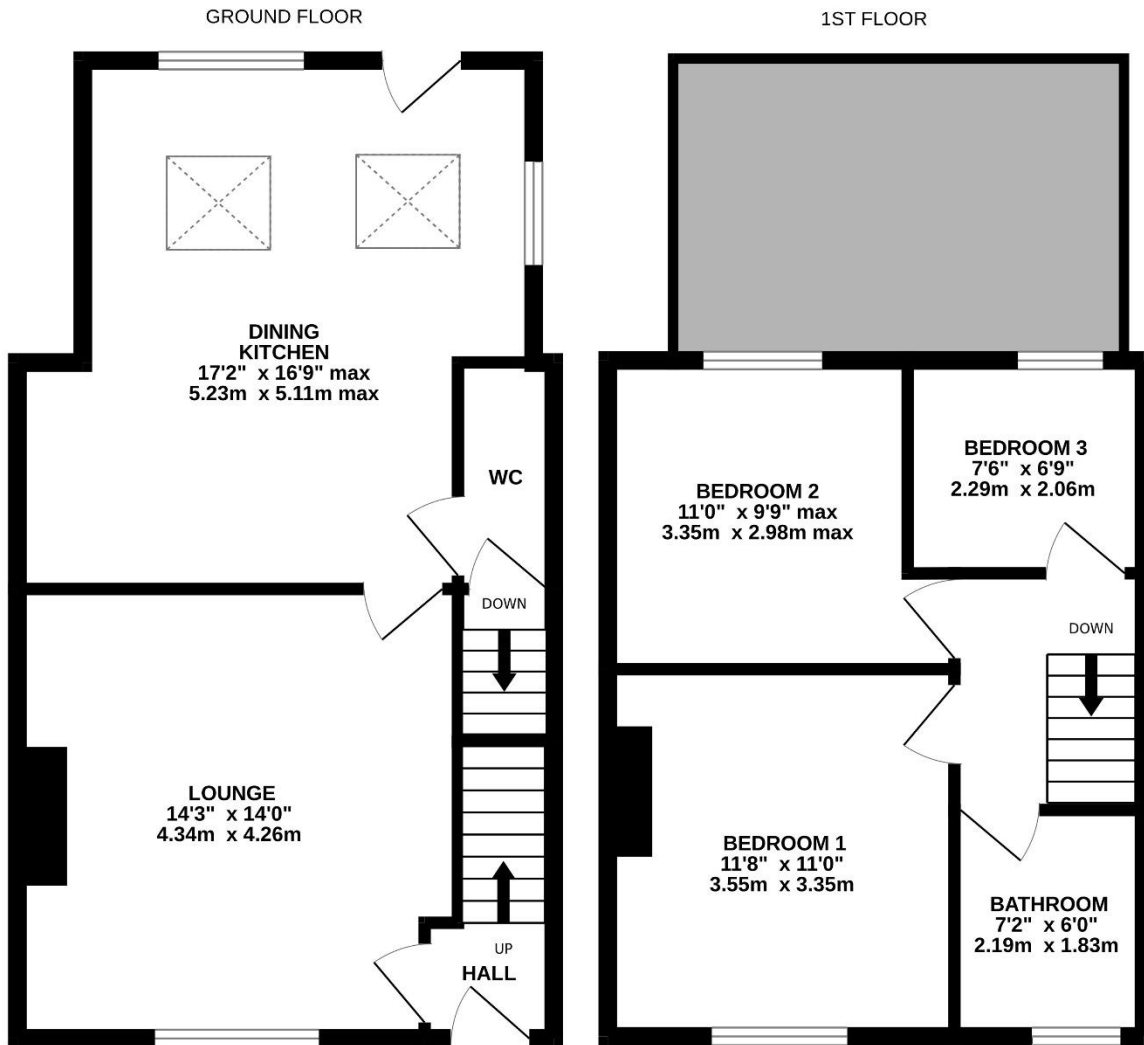


**Simon Blyth**  
ESTATE AGENTS



**YEW TREE ROAD, SHEPLEY, HD8 8DT**





YEW TREE 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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## PROPERTY DESCRIPTION

A substantial and extended three-bedroom cottage with a lovely view out over the village and a surprising amount of garden and three parking spaces. This fully renovated welcoming home has a fabulous dining kitchen, downstairs w.c., good sized lounge, three bedroom two of which are double and beautiful house bathroom. Renovated to a high standard with modern fittings and with all fittings being recently replaced. The home has gas fired central heating, double glazing, external lighting and is just a short walk away from Shepley's many facilities whether this be the well-regarded school, shop, centre or indeed the train station.

**Offers Around £265,000**

## GROUND FLOOR

### ENTRANCE

High specification door with inset glazed port hole and glazed over light gives access to the entrance vestibule. This has a central heating radiator and ceiling light point. Attractive timber door with high quality chrome furniture which is to be found throughout the home gives access through to the lounge.

### LOUNGE

*Measurements – 14'3'' x 14'0''*

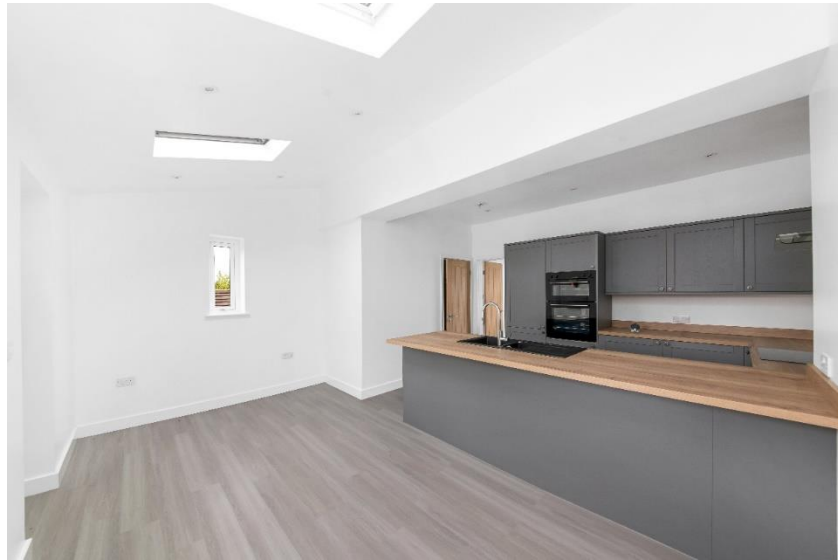
This room has a particularly high ceiling and has a fabulous fireplace in antique brick with raised stone flagged hearth and header stone. The room has a good-sized window giving a lovely view out over the property's good-sized gardens where there is a stone paved patio and further gardens beyond. The room has a central ceiling light point and a doorway leads through to the dining kitchen.



### DINING KITCHEN

*Measurements – 16'9'' x 17'2'' max*

This as the photograph and floor layout suggests is a particularly large space. It has an everyday entrance door out to the rear garden area / sitting out area with a huge amount of driveway / parking space. The room has inset spotlighting to the ceiling and an angled ceiling where there has been a tasteful extension with Velux windows. The room has a comprehensive range of units these being at both the high and low level, a large amount of working surfaces with breakfast bar to one side. There are integrated appliances including double ovens, electric hob with splash back and extractor fan above. There is also integrated fridge and freezer, integrated dishwasher and plumbing for an automatic washing machine. With stylish one-and-a-half bowl sink unit with stylish mixer tap over. A doorway gives access to a downstairs w.c.



### **DOWNSTAIRS W.C**

The downstairs w.c. has ceramic tiled flooring and ceramic tiling to the splash back to the vanity unit / wash hand basin with storage cupboards beneath and attractive mixer tap above, low level w.c., extractor fan, inset spotlighting, chrome heated towel rail / central heating radiator and a doorway from the downstairs w.c. gives access down to a good sized and pleasant cellar.





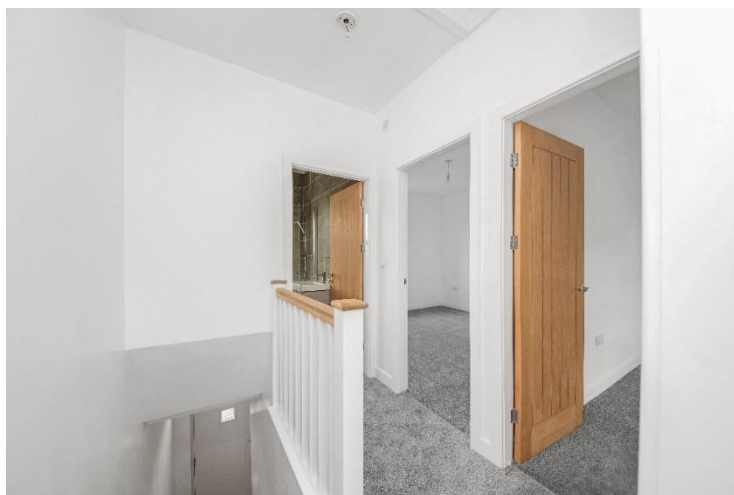


### CELLAR

The cellar is home for the wall mounted gas fired central heating boiler, it has a stone slab table, Upvc double glazed window and is fitted with a power point. The brickwork of the cellar has been cleaned and is particularly well presented.

### FIRST FLOOR LANDING

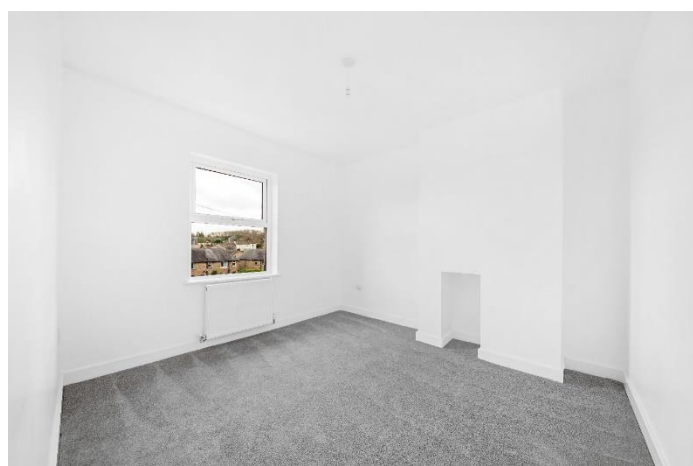
Staircase from the entrance lobby rises to the first-floor landing. The first-floor landing is of a good size and has spindle balustrading. There is a loft access point.



### BEDROOM ONE

*Measurements – 11'8" x 11'0"*

Bedroom is a good-sized double bedroom with a fabulous view out over the property's gardens and over Shepley village all the way up to Cumberworth and over towards High Hoyland. The room has a central ceiling light point and the window is of a good size allowing a large amount of natural light.



## BEDROOM TWO

Measurements – 9'9" x  
11'0" max

Bedroom two is once again a pleasant double room with an outlook to the driveway side.



## BEDROOM THREE

Measurements – 7'6" x 6'9"

Bedroom three is a single room with an outlook to the driveway side.

## HOUSE BATHROOM

Measurements – 7'2" x 6'0"

The house bathroom is fitted with a three-piece-suite in white which comprises low level w.c., vanity unit with stylish mixer tap over and pull-out drawers beneath, bath with glazed shower screen and high-quality chrome shower fittings. With a ladder style heated towel rail / central heating radiator, ceramic tiling to the floor and to the full ceiling height, good sized window, inset spotlighting to the ceiling and extractor fan.





## EXTERNAL

The property occupies a remarkable location, a broad predominantly concrete driveway runs along the rear of neighbouring homes and gives access to the property's personal tarmacadam's driveway / sitting out area. This provides parking for at least 3 vehicles and being at the end of the thoroughfare only provides pedestrian access across and down the side of the home. Pedestrian access continues over the front of the garden areas this is perhaps best demonstrated when viewed. A lane / pathway runs along the front of the mature terrace properties in between the gardens immediately adjacent to the home and gardens to the other side of the access lane. A pathway also leads down to a lower pathway beyond. The gardens are of an exceptionally good size as the photographs suggest. The gardens immediately to the front have been stone paved and are behind attractive period style walling and these gardens have external lighting, power socket, and give access to the main entrance door. Across the lane there is a garden area currently down to grass, neighbouring gardens should give inspiration for what could be done here. The immediate neighbouring property has provided a delightful, shaped lawn with attractive pathway, summer house / home office and greenhouse. The current garden has boundaries to two sides and a pleasant outlook over the village.









### **ADDITIONAL INFORMATION**

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – A

### **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

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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.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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