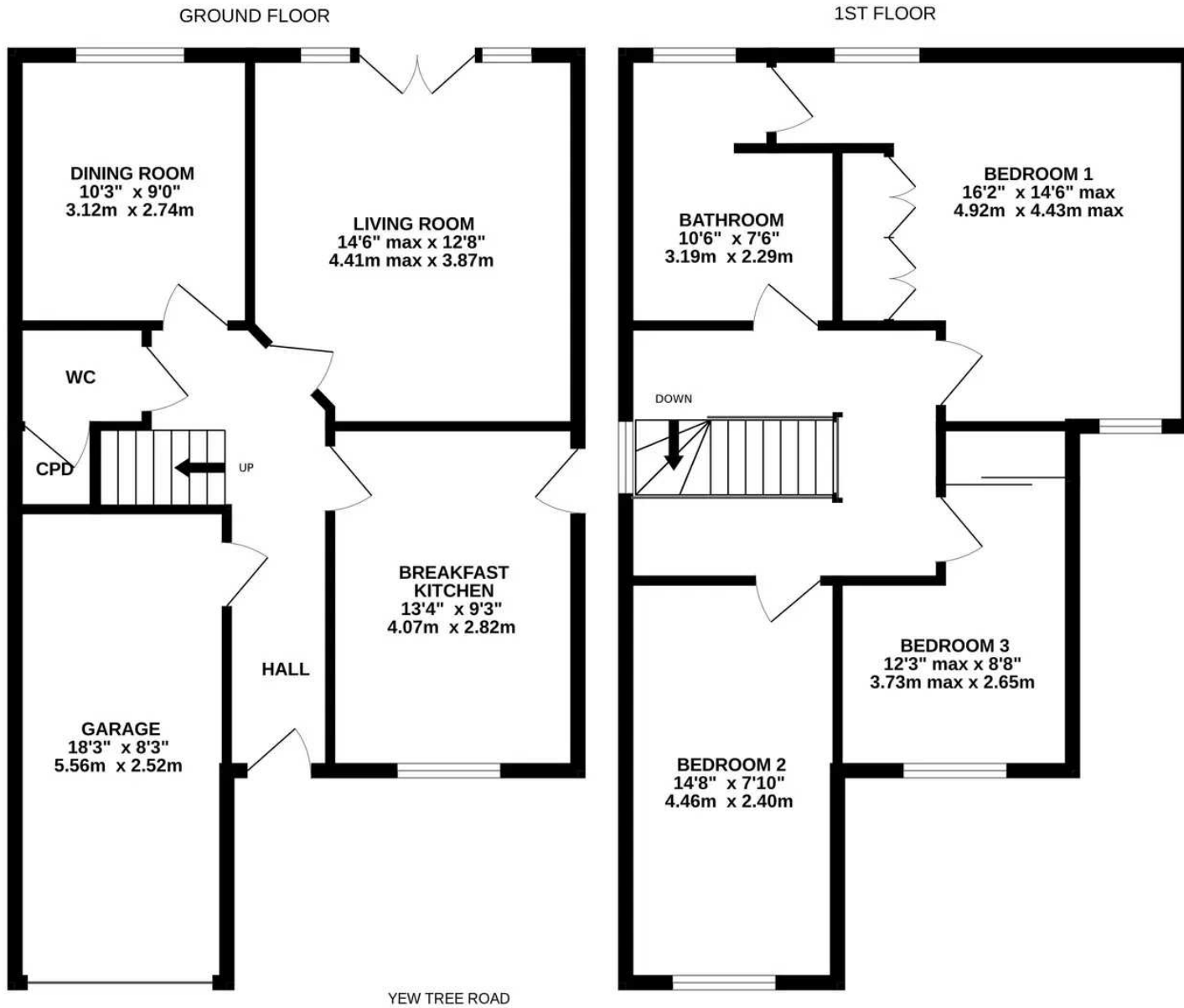




Yew Tree Road, Shepley

Huddersfield, HD8 8DT

Offers Over **£350,000**



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4 Yew Tree Road

Shepley, Huddersfield, HD8 8DT

A DETACHED, FAMILY HOME SITUATED ON THE SOUGHT AFTER ADDRESS OF YEW TREE ROAD, SHEPLEY, A SHORT WALK TO THE VILLAGE CENTRE WHICH HAS AN ARRAY OF AMENITIES, SHOPS AND THE TRAIN STATION. THE PROPERTY OFFERS SPACIOUS ACCOMMODATION AND IS COMPLIMENTED BY FAR REACHING VIEWS ACROSS THE VALLEY TOWARD EMLEY MOOR. THE PROPERTY FEATURES TWO RECEPTION ROOMS, DRIVEWAY AND INTEGRAL GARAGE.

The property accommodation briefly comprises of entrance hall, downstairs WC, lounge, formal dining room, breakfast kitchen and integral garage to the ground floor. To the first floor there are three well proportioned bedrooms and the house bathroom, of which the principal bedroom has direct access. Externally there is a low maintenance garden to the front with driveway providing off street parking, to the rear is an particularly private garden with artificial lawn and flagged patio.

Tenure Freehold.

Council Tax Band E.

EPC Rating C.





GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscure glazed inserts and leaded detailing. The entrance hall features high-quality flooring, a radiator, two ceiling light points, and a staircase with wooden banister and spindle balustrading rises to the first floor. There are multi-panel timber doors providing access to the breakfast kitchen, the lounge, the formal dining room, the integral garage, and a useful understairs cupboard.

BREAKFAST KITCHEN

13' 4" x 9' 3" (4.06m x 2.82m)

The breakfast kitchen enjoys a great deal of natural light which cascades through the double-glazed bank of windows with leaded detailing to the front elevation. The kitchen features recessed lighting to the ceiling, vinyl tiled flooring, a radiator, tiling to the splash areas, under-unit lighting, glazed display cabinets, a double-glazed PVC external door with obscure glass to the side elevation, and a breakfast counter for informal dining. There are a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled edge work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap. There are built-in appliances including a four-ring gas hob with stainless steel splashback and canopy-style cooker hood over, an electric fan-assisted oven, an under-counter fridge unit, and a dishwasher.



LOUNGE

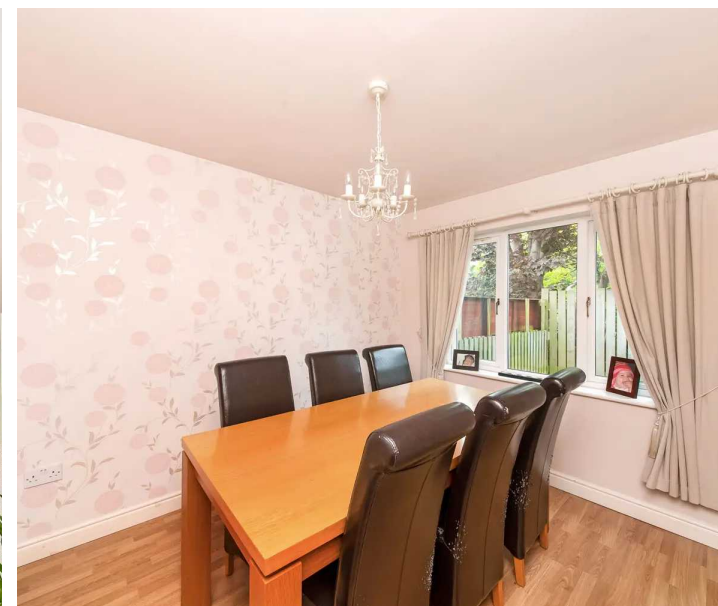
14' 6" x 12' 8" (4.42m x 3.86m)

The lounge is a well-proportioned, light and airy reception room which is finished with neutral décor and features a bank of double-glazed French doors with adjoining windows to the rear elevation, providing direct access to the gardens. The lounge features a radiator, two wall light points, and the focal point of the room is the living flame effect gas fireplace with granite inset and hearth and ornate mantel surround.

FORMAL DINING ROOM

10' 3" x 9' 0" (3.12m x 2.74m)

The high-quality flooring continues through from the entrance hall into the formal dining room. This room features a bank of double-glazed windows to the rear elevation, providing a pleasant view of the rear gardens, a central ceiling light point and a radiator.





DOWNSTAIRS W.C.

The downstairs w.c. features a modern, white two-piece suite which comprises of a low-level w.c. and wall hung wash hand basin. There is vinyl tiled flooring, tiling to the splash areas, a ceiling light point, an extractor fan, a radiator, and a multi-panel door which encloses a useful understairs cloaks cupboard which features fitted shelving, the same vinyl tiled flooring, and a wall light point.

INTEGRAL GARAGE

18' 3" x 8' 3" (5.56m x 2.51m)

The garage features an up-and-over door, lighting and power in situ, and fitted base units with work surface over which incorporates a stainless steel sink unit with chrome taps. The garage has plumbing and provisions for an automatic washing machine and houses the wall-mounted combination boiler.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There is a double-glazed window with obscure glass to the side elevation, two wall light points, a central chandelier point, two radiators, a loft hatch providing access to a useful attic space, and multi-panel timber doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

16' 2" x 14' 6" (4.93m x 4.42m)

Bedroom one is a fabulously proportioned, dual aspect double bedroom with ample space for freestanding furniture. There is a bank of double-glazed with leaded detailing to the front elevation, which provide far-reaching views across the valley, and a window with obscure glazed inserts to the rear elevation. The principle bedroom features two radiators, a ceiling light point, banks of fitted wardrobes with hanging rails and shelving, a television point, a telephone point, and a multi-panel timber door which provides access to the house bathroom.



BEDROOM TWO

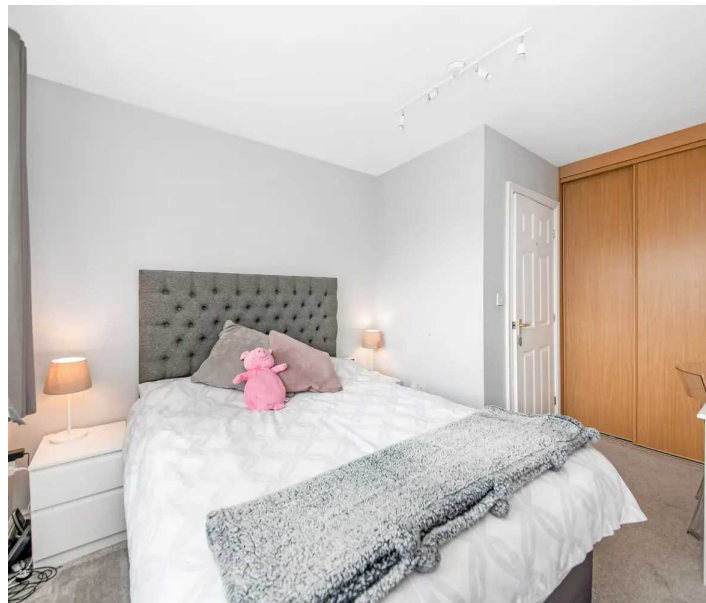
14' 8" x 7' 10" (4.47m x 2.39m)

Bedroom two can accommodate a double bed with ample space for freestanding furniture. There is a ceiling light point, a radiator, television and telephone points, wall-to-wall fitted wardrobes with sliding doors, hanging rails and shelving, and a bank of double-glazed windows with leaded detailing to the front elevation which take advantage of the pleasant views towards Emley Moor Mast.

BEDROOM THREE

12' 3" x 8' 8" (3.73m x 2.64m)

Bedroom three is a double bedroom which enjoys a great deal of natural light courtesy of a double-glazed bank of windows to the front elevation, again with leaded detailing and offering far-reaching views over rooftops across the valley. The room features a ceiling light point and a radiator.





HOUSE BATHROOM

10' 6" x 7' 6" (3.20m x 2.29m)

The house bathroom features a traditional-style, four piece suite which comprises of a low-level w.c., a broad pedestal wash hand basin, a fixed frame shower cubicle with thermostatic shower, and a freestanding double-ended clawfoot bath with showerhead mixer tap. There is attractive mosaic tiled flooring, tiling to dado height on the walls, recessed lighting to the ceilings, an extractor fan, a chrome towel rail, and dual-aspect windows with obscure glazed inserts providing the room with a great deal of natural light.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway providing off-street parking for multiple vehicles. There is flagged patio area which could be utilised for sitting out and enjoying the afternoon and evening sun, and there is an external light, part-walled and part-fenced boundaries, and a pathway which leads down the side of the property to a gate which encloses the rear gardens.

REAR GARDEN

Externally to the rear, the property features an enclosed, low maintenance garden which features a flagged patio area, providing an ideal space for al fresco dining and barbecuing, an artificial lawn area, two wall light points, and an external tap to the side of the property. The gardens are particularly private courtesy of part-walled and part-fenced boundaries.





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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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.

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Saturday – 9am to 4:30pm

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