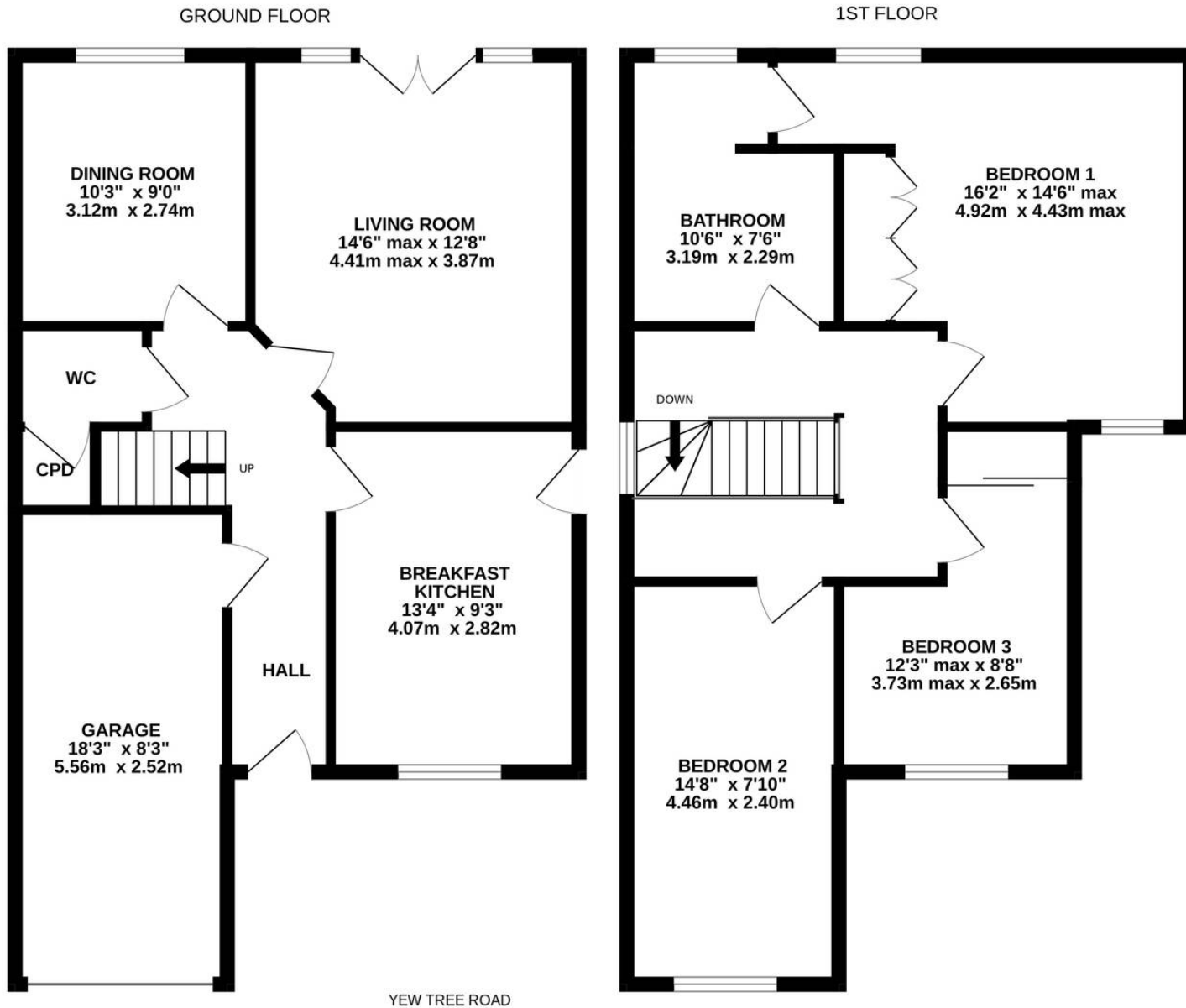




## Yew Tree Road, Shepley

Huddersfield, HD8 8DT

Offers in Region of **£335,000**



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.  
 Made with Metropix ©2024





## 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

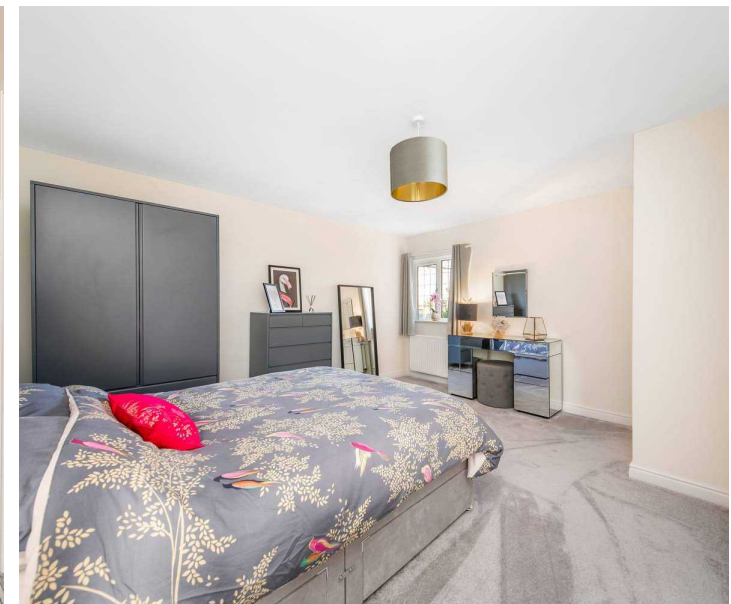
### FIRST FLOOR LANDING

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)

## **COPYRIGHT**

Unauthorised reproduction prohibited.

## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **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**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **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

81e North Road, Kirkburton - HD8 0RL

01484 603399

[kirkburton@simonblyth.co.uk](mailto:kirkburton@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000