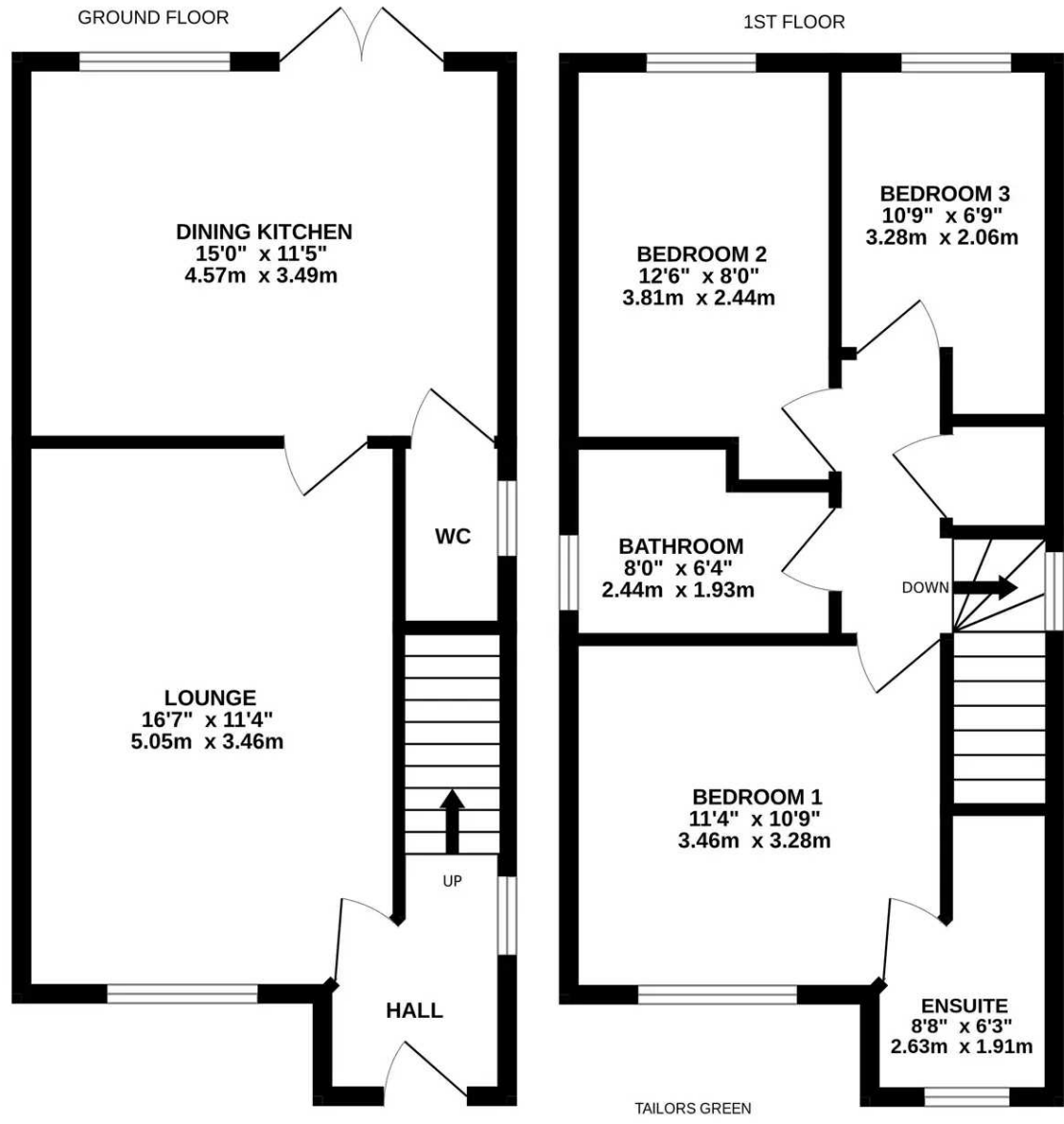




Tailors Green, Shepley

Huddersfield, HD8 8GN

Offers in Region of **£325,000**



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5 Tailors Green

Shepley, Huddersfield, HD8 8GN

A STUNNING, THREE BEDROOM, SEMI-DETACHED FAMILY HOME, NESTLED IN THE EXECUTIVE DEVELOPMENT OF TAILORS GREEN, SHEPLEY. BOASTING A MODERN, CONTEMPORARY INTERIOR, COMPLEMENTED BY PLEASANT GARDENS WITH TREE-LINED BACKDROP AND BENEFITING FROM EXISTING LABC GUARANTEE IN PLACE. SITUATED IN THE SOUGHT AFTER VILLAGE OF SHEPLEY, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

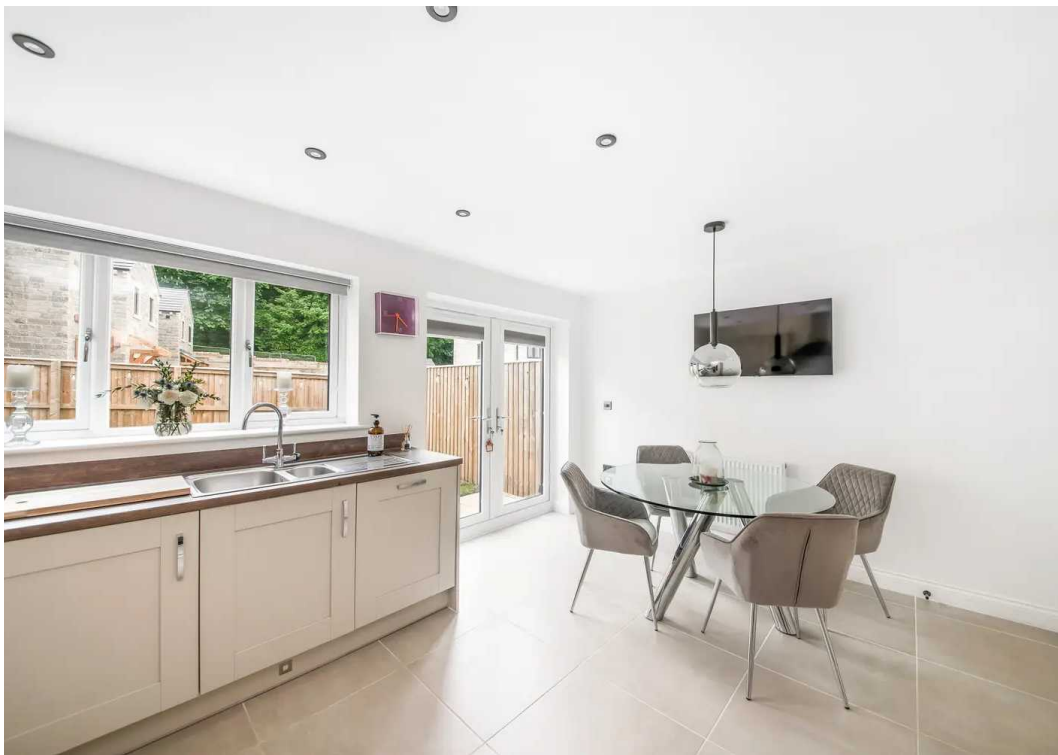
The property briefly comprises of entrance, lounge, open-plan dining-kitchen and downstairs WC to the ground floor. To the first floor there are three bedrooms and the house bathroom, the principal bedroom having en-suite shower room facilities. Externally there is a lawn garden to the front with a block paved, tandem driveway leading down the side of the property providing off street parking for multiple vehicles, to the rear is a pleasant lawn garden with flagged patio.

Tenure Freehold.

EPC Rating B.

Council Tax Band C.







GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed composite front door with obscure glazed inserts into the entrance. There is a staircase with oak banister which kite winds to the first floor, a radiator, a ceiling light point, and a door providing access to the lounge.

LOUNGE

16' 7" x 11' 4" (5.05m x 3.45m)

The lounge is a generously proportioned reception room which enjoys a great deal of natural light cascading through the double-glazed bank of windows to the front elevation. The lounge features two ceiling light points, a radiator, telephone and television points, and a door leading into the open-plan dining kitchen.

DOWNSTAIRS W.C.

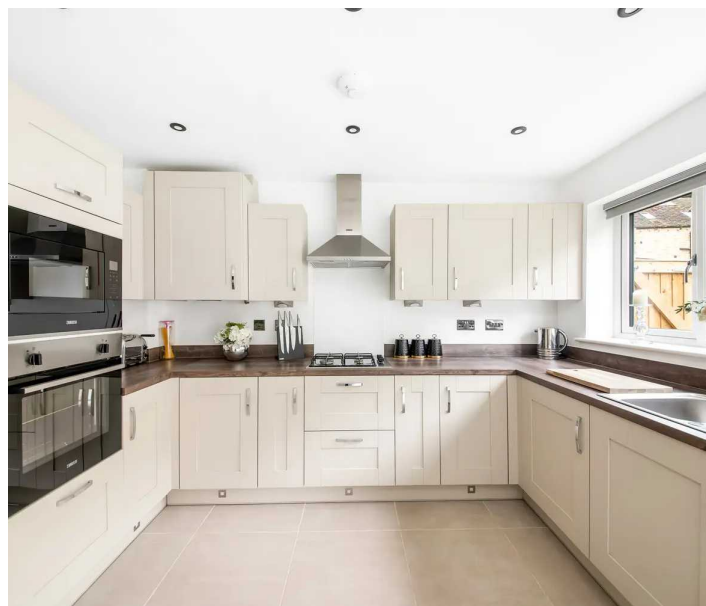
The attractive tiled flooring continues through from the open-plan dining kitchen into the downstairs w.c., which features a contemporary two-piece suite comprising of a low-level w.c. with concealed cistern and push-button flush, and a wall-hung wash hand basin with vanity cupboard beneath and attractive tiled splashback. There is an inset spotlight to the ceiling, a radiator, and an extractor fan.



OPEN-PLAN DINING KITCHEN

15' 0" x 11' 5" (4.57m x 3.48m)

The open-plan dining kitchen enjoys a great deal of natural light courtesy of a bank of double-glazed windows to the rear elevation and double-glazed French doors proceeding seamlessly out to the property's gardens; all of which offer a pleasant outlook. There is inset spotlighting, attractive tiled flooring, a radiator, under-unit lighting, inset LED plinth lighting, and a ceiling light point over the dining area. The kitchen features high-quality fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel, Blanco sink and drainer unit with chrome mixer tap. There are high-quality, built-in appliances including a four-ring Zanussi hob with ceramic splashback and canopy-style cooker hood over, a waist level fan-assisted oven, a shoulder-level microwave oven, a fridge freezer unit, a dishwasher, and washing machine. A door provides access to the downstairs w.c.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing. There are doors providing access to three bedrooms, the house bathroom and an airing cupboard. There is a ceiling light point and a loft hatch providing access to a useful attic space.

BEDROOM ONE

11' 4" x 10' 9" (3.45m x 3.28m)

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, a ceiling light point, a radiator, and the room benefits from en-suite shower room facilities.

BEDROOM ONE EN-SUITE SHOWER ROOM

8' 8" x 6' 3" (2.64m x 1.91m)

The en-suite shower room features a contemporary three-piece suite, comprising of a fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, a low-level w.c. with concealed cistern and push-button flush, and a broad ceramic wash hand basin with chrome Monobloc mixer tap and vanity drawer beneath. There is tiling to the splash areas, attractive tiled flooring, inset spotlighting to the ceiling, an extractor fan, a shaver point, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the front elevation.



BEDROOM TWO

12' 6" x 8' 0" (3.81m x 2.44m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, a television point, and a bank of double-glazed windows to the rear elevation boasting a pleasant tree-lined backdrop.

BEDROOM THREE

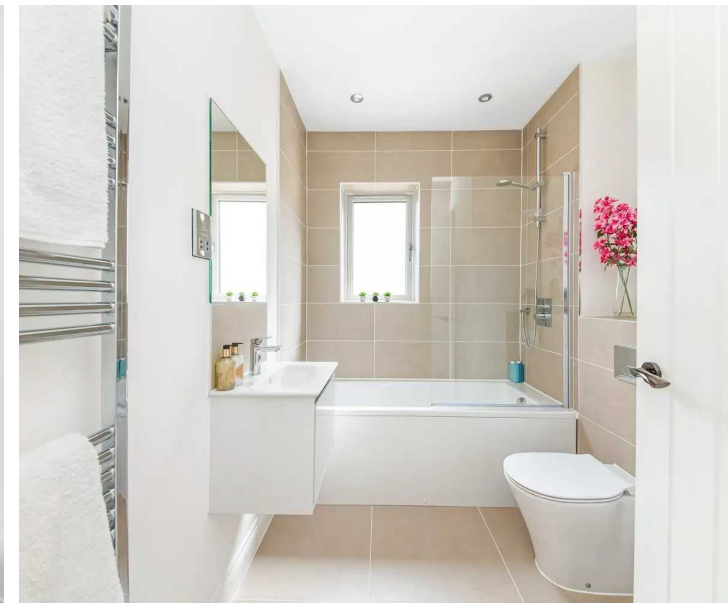
10' 9" x 6' 9" (3.28m x 2.06m)

Bedroom three is a light and airy single which could be utilised as a home office or nursery. There is a bank of double-glazed windows to the rear elevation, again with pleasant tree-lined backdrop, a radiator, and a ceiling light point.

HOUSE BATHROOM

8' 0" x 6' 4" (2.44m x 1.93m)

The house bathroom features a modern three-piece suite which comprises of a panel bath with thermostatic shower over and glazed shower guard, a low-level w.c. with concealed cistern and push-button flush, and a broad wash hand basin with chrome Monobloc mixer tap, vanity cupboard beneath and tiled splashback. There is attractive tiled flooring, inset spotlighting to the ceiling, and a double-glazed window with obscure glass and tiled surround to the side elevation. Additionally, there is an extractor fan, a shaver point, and a chrome ladder-style radiator.





EXTERNAL

FRONT GARDEN

Externally to the front, the property features a block paved driveway which provides off-street parking for multiple vehicles in tandem and an EV point. There is a lawn garden with a flagged pathway leading to the front door and down the side of the property. There is an external up-and-down light and an oak and tiled door canopy.

REAR GARDEN

Externally to the rear, the property benefits from an enclosed garden which is laid predominantly to lawn, benefits from a lovely tree-lined backdrop, and features a flagged patio area, which is an ideal space for al fresco dining and barbecuing. There is a hardstanding with space for a garden shed, external up-and-down lights, and an external tap.



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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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

Sunday – 11am to 4pm



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