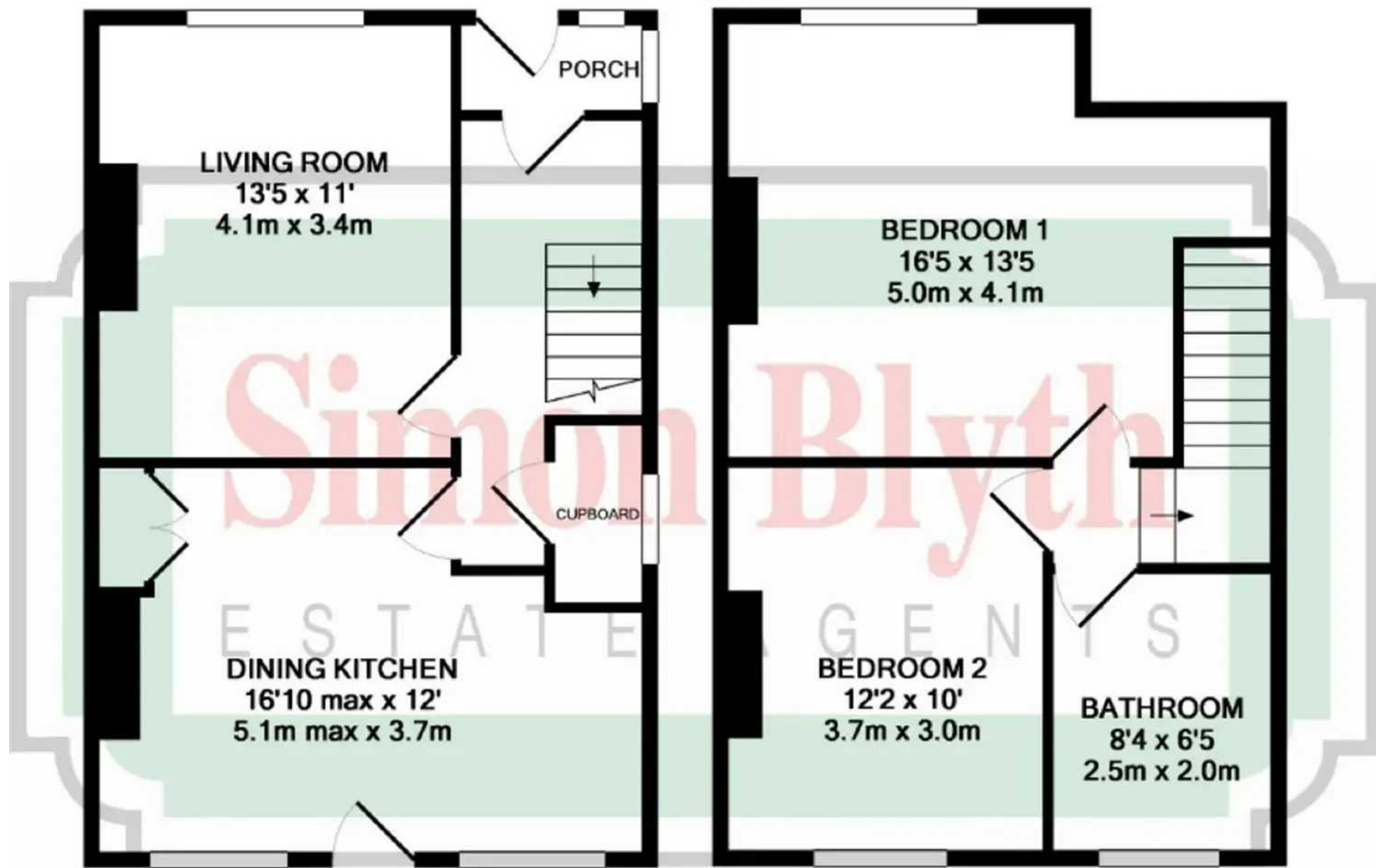




Field Head, Shepley

Huddersfield, HD8 8DR

Offers in Region of **£250,000**



GROUND FLOOR

1ST FLOOR

FIELD HEAD

Measurements are approximate. Not to scale. Illustrative purposes only
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3 Field Head

Shepley, Huddersfield, HD8 8DR

OCCUPYING A GENEROUS CORNER PLOT IS THIS SUPERBLY PRESENTED, STONE CONSTRUCTION, PERIOD HOME WHICH IS NESTLED ON THE AFFLUENT ADDRESS OF FIELD HEAD, SHEPLEY. SITUATED IN THE SOUGHT AFTER VILLAGE, WITH AMENITIES CLOSE-BY, LOCATED IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS AND THE TRAIN STATION. VIEWINGS ARE ADVISED TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION AND LOVELY GARDENS.

The property accommodation briefly comprises of entrance porch, entrance hall, lounge and open-plan dining-kitchen to the ground floor. To the first floor there are two well proportioned double bedrooms and the house bathroom. Externally there is an enclosed, low maintenance garden to the front, with a pillared driveway to the side providing off street parking. The driveway leads to a lawn garden which sweeps down the side of the property to the rear. There is a further enclosed portion of the rear garden which features a raised decked area and lawn.

Tenure Freehold.

Council Tax Band B.

EPC Rating E.





GROUND FLOOR

ENTRANCE PORCH

Enter into the property through a double-glazed, PVC front door into the entrance porch. There is attractive tiled flooring, dual-aspect windows to the front and side elevations, and a double-glazed PVC door proceeding into the entrance hall.

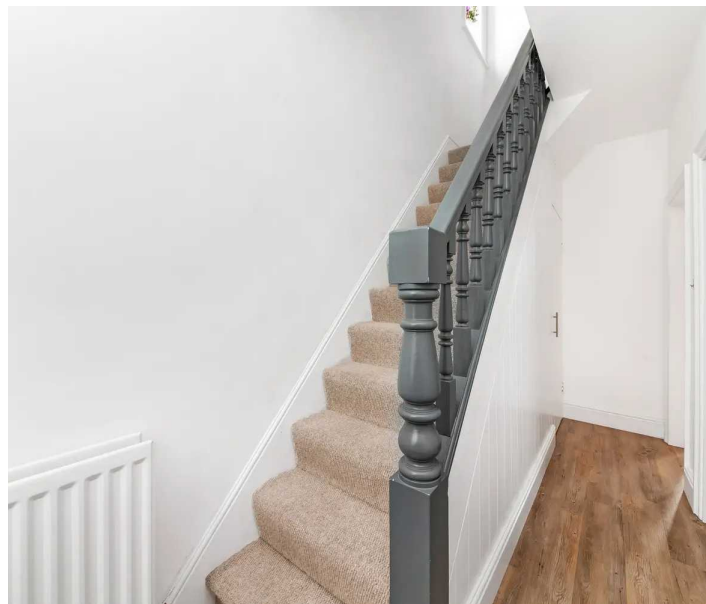
ENTRANCE HALL

The entrance hall features attractive high-quality flooring, a staircase with wooden banister and spindle balustrade rising to the first floor, a ceiling light point, a radiator, and oak doors providing access to the lounge and open-plan dining kitchen and enclosing a useful understairs utility.

LOUNGE

13' 5" x 11' 0" (4.09m x 3.35m)

The high-quality flooring continues through from the entrance hall. The lounge is a generously proportioned, light and airy reception room, which features a bank of double-glazed mullioned windows to the front elevation with plantation shutters, a decorative plate rail, and a central ceiling light point. Additionally, the lounge features an inglenook brick fireplace with a cast-iron Chesney log burning stove set upon an attractive raised tiled hearth.





OPEN-PLAN DINING KITCHEN

16' 10" x 12' 0" (5.13m x 3.66m)

The open-plan dining kitchen enjoys a great deal of natural light cascading through the two double-glazed windows and the double-glazed external door with obscure glazed inserts to the rear elevation. There is attractive tiled flooring with underfloor heating, two ceiling light points, a radiator, and decorative coving. The kitchen features high-quality fitted wall and base units with contrasting shaker-style cupboard fronts and complementary granite work surfaces over, incorporating a deep Belfast ceramic sink unit with mixer tap above. There are high-quality, built-in Bosch appliances including a four-ring ceramic induction hob with granite splashback and cooker hood over, a waist-level oven, a shoulder-level microwave oven, a dishwasher, and a fridge freezer unit. The kitchen benefits from soft-closing doors and drawers, and a radiator.

UTILITY ROOM

The utility room is situated under the stairs and features a double-glazed window with obscure glass to the side elevation. There is plumbing and provisions for an automatic washing machine, space for a tumble dryer, a ceiling light point, and it houses the property's boiler.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There are oak doors providing access to two double bedrooms and the house bathroom, a ceiling light point, a loft hatch providing access to a useful attic space, and a double-glazed window to the side elevation which provides a great deal of natural light.

BEDROOM ONE

16' 5" x 13' 5" (5.00m x 4.09m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed stone mullioned windows with plantation shutters to the front elevation, a decorative picture rail, a central ceiling light point, a radiator, and a decorative cast-iron fireplace.

BEDROOM TWO

12' 2" x 10' 0" (3.71m x 3.05m)

Bedroom two is another generously proportioned double bedroom with ample space for freestanding furniture. There is a radiator, a ceiling light point, a decorative cast-iron fireplace, and a double-glazed window to the rear elevation offering fantastic open-aspect views over rooftops and across the valley.





HOUSE BATHROOM

8' 4" x 6' 5" (2.54m x 1.96m)

The house bathroom features a modern white three-piece suite comprising of a P-shaped panel bath with thermostatic shower over and glazed curved shower guard, a low-level w.c. with concealed cistern and push-button flush, which incorporates a broad wash hand basin with vanity cupboard beneath and chrome Monobloc mixer tap. There is tile-effect vinyl flooring, attractive contrasting tiling to the walls, a ceiling light point, a chrome ladder-style radiator, and a double-glazed window with integrated blinds to the rear elevation.

Additional Information

Planning permission has been submitted to build a two-storey extension to the side of the property, which will incorporate a garage to the ground floor, and a principal bedroom with en-suite and study/bedroom four to the first floor. Planning application number is 2024/62/91277/E.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features an enclosed lawn garden which boasts part-stone wall and part-fence boundaries. The garden is laid predominantly to lawn with a vintage-style tiled pathway which leads to the front door. To the side of the property is a stone pillared driveway which provides off-street parking for multiple cars in tandem. Beyond the driveway is a lawn garden which continues down the side of the property and sweeps across the rear.

PLEASE NOTE - There is a pedestrian right of access across the outer perimeter of this land which gives access to a neighbouring property for maintenance and upkeep.

REAR GARDEN

Externally to the rear, the property benefits from a raised decked area, which is an ideal space for al fresco dining and barbecuing, and provides additional storage underneath. The lower portion of the garden is laid predominantly to lawn with part-walled and part-fenced boundaries. There is also an external tap.





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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.**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.****MAILING LIST**

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7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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