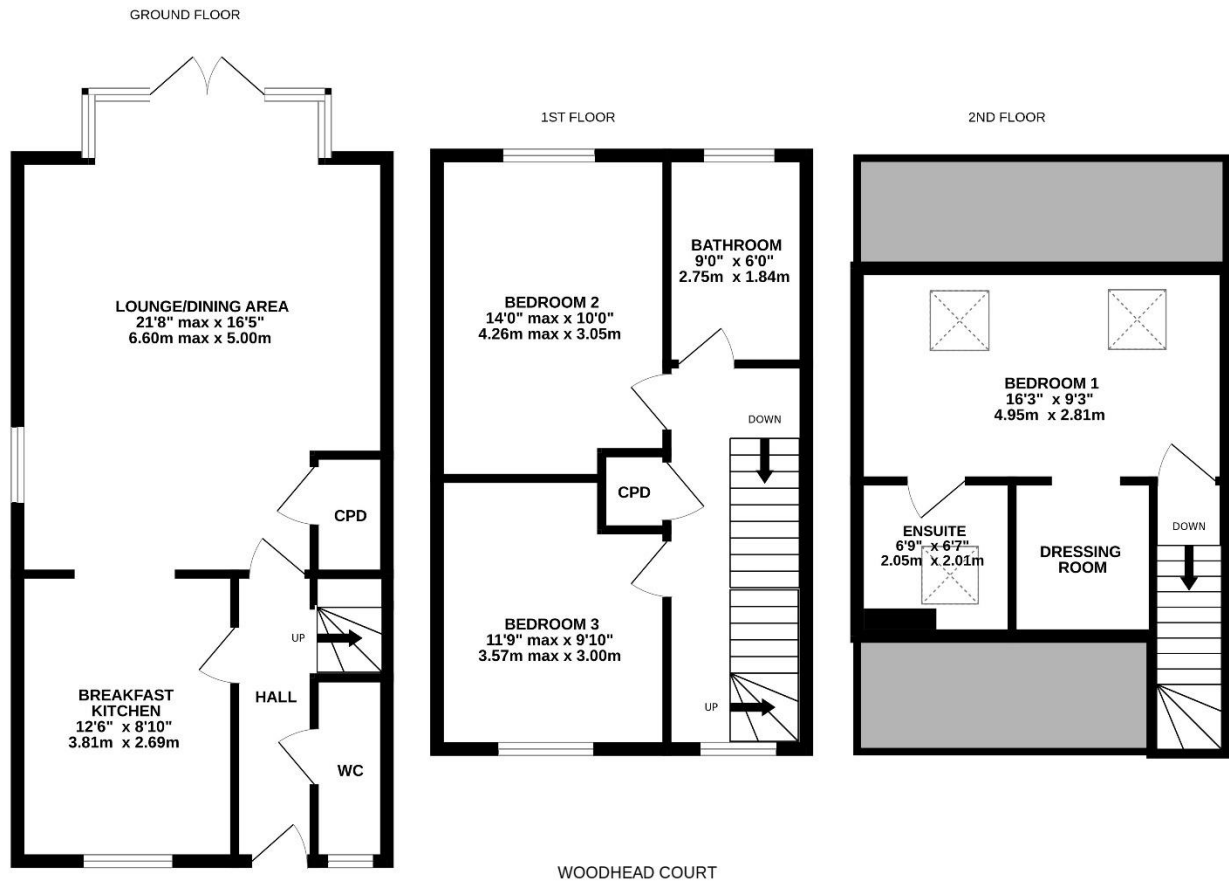


Simon Blyth

ESTATE AGENTS



WOODHEAD COURT, SHEPLEY, HD8 8FU



WOODHEAD COURT

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 beautifully positioned, three-storey, three double-bedroomed home with a good amount of parking and delightful, enclosed garden. Close to the village amenities, yet set in a very quiet location with a high quality build, just a few years ago, the home has UPVC double glazing, alarm system, gas-fired central heating and its extensive accommodation briefly comprises: top floor bedroom one with en suite and dressing room, two further double bedrooms, house bathroom, superb hallway, downstairs w.c., breakfast kitchen and very impressive lounge with glazed bay overlooking the gardens and having twin, glazed doors directly accessing the gardens. Those who seek a family home in a lovely, village location should view.

Offers Around £295,000

ENTRANCE HALL

An attractive uPVC and obscure-glazed door gives access to the entrance hallway with high quality flooring. The hallway has inset spotlighting to the ceiling and a doorway gives access to the downstairs w.c.

DOWNSTAIRS W.C.

Fitted with low-level w.c., pedestal wash handbasin, ceramic tiling to the floor and, where appropriate, to the walls. There is inset spotlighting, an extractor fan and an obscure-glazed window. A doorway from the hallway leads through to the fabulous lounge, which includes a dining area.



LOUNGE

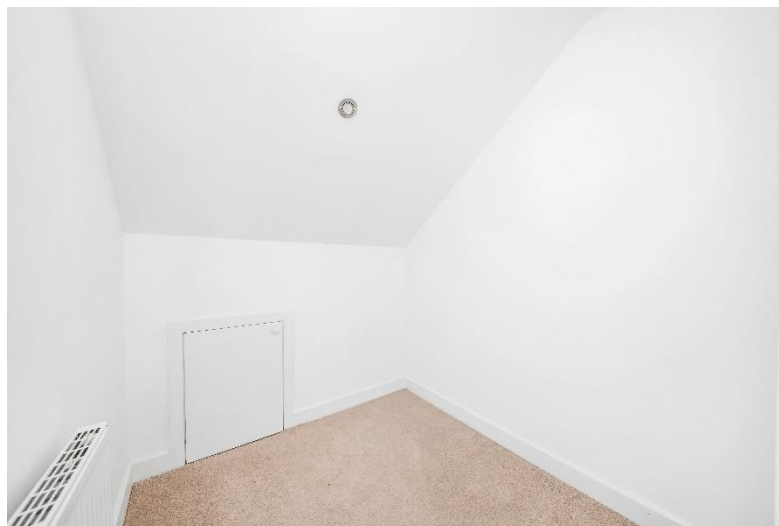
Measurements – 21'8" max x 16'5"

The lounge is a stunning, large room with windows giving lovely views out over the enclosed rear gardens. These windows are to a large bay and have twin, glazed doors giving direct access to the gardens. There is also a further window to the side, giving a pleasant view over neighbouring gardens and beyond. The room has inset spotlighting to the ceiling and has a useful, understairs storage cupboard. A broad opening and a doorway from the hallway provide access through to the breakfast kitchen.





UNDERSTAIRS CUPBOARD



BREAKFAST KITCHEN

Measurements – 12'6" x 8'10"

The breakfast kitchen has units at both the high and low level. It is a stylish room with a window giving an outlook into the development and to the driveway for the house itself. There is a Velux window to the roofline, inset spotlighting, breakfast bar, and the units incorporate a large amount of working surfaces. With attractive splashback, integrated, NEFF, stainless steel and glaze-fronted oven with four-ring gas hob with stainless steel splashback and glazed and stainless-steel extractor fan above, integrated fridge and freezer, integrated dishwasher, one and a half bowl stainless steel sink unit with mixer tap over and integrated, automatic washing machine.



STAIRCASE

The staircase turns and rises to the very large first floor landing. The staircase has spindle balustrading and continues to rise to the top floor level, details of which are to follow.

FIRST FLOOR LANDING

The first-floor landing has inset spot lighting to the ceiling and a large storage cupboard. A doorway gives access to bedroom two.

BEDROOM TWO

Measurements – 14'0" max x 10'0"

A delightful double room with a lovely view out over the property's rear gardens and village scene beyond. The room has a central ceiling light point.



BEDROOM THREE

Measurements – 11'9" max x 9'10"

Yet again, a double room with pleasant outlook and central ceiling light point.



HOUSE BATHROOM

Measurements – 9'0" x 6'0"

The bathroom is of a good size and as the photograph suggests, it is fitted to a high standard. It has an obscure-glazed window, extractor fan and inset spotlighting to the ceilings and ceramic, tiled floor. There is ceramic tiling to the full ceiling height around the shower area and half-height elsewhere. There is a good-sized bath, low-level w.c., pedestal wash handbasin, chrome, central heating radiator and heated towel rail and shaver socket.



STAIRCASE

The staircase, as mentioned, continues up to the top floor level. Here, there is bedroom one.

BEDROOM ONE

Measurements – 16'3" x 9'3"

This good-sized, double room has a high and angled ceiling, two ceiling light points, provisions for wall-mounted TV, two good sized Velux windows, a dressing room with inset spot lighting and access to under-eaves storage and en suite.



BEDROOM ONE EN-SUITE

Measurements – 6'9" x 6'7"

The en-suite is of a good size, fitted with a three-piece-suite in white, and comprises a pedestal wash handbasin, low-level w.c., shower to one corner with chrome fittings, combination, central heating radiator, heated towel rail, extractor fan, inset spotlighting to the ceiling, Velux window, ceramic tiling to the floor and half-height and to the full ceiling height around the shower area itself.



EXTERNAL

The property occupies a particularly pleasing location, just a short distance away from the village centre, where all the fabulous facilities are to be enjoyed, including shops, pubs, restaurant, church, schools and of course the railway station. The property is at the head of a small cul-de-sac and has a huge amount of parking space to the front for at least two vehicles and attractive garden areas to one side. To the side there is an access pathway, giving access to the enclosed, rear gardens. Here, there is a stone-flagged patio, immediately accessed from the glazed doors from the lounge. The gardens are simply maintained and have lawn and well-established fencing.



ADDITIONAL INFORMATION

It should be noticed that the home is finished to a high standard, has UPVC double glazing, an alarm system, gas-fired central heating and that carpets, curtains and certain other extras may be available by separate negotiation.

ADDITIONAL INFORMATION

EPC rating – B

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – D

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

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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 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



MAIN CONTACTS

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