

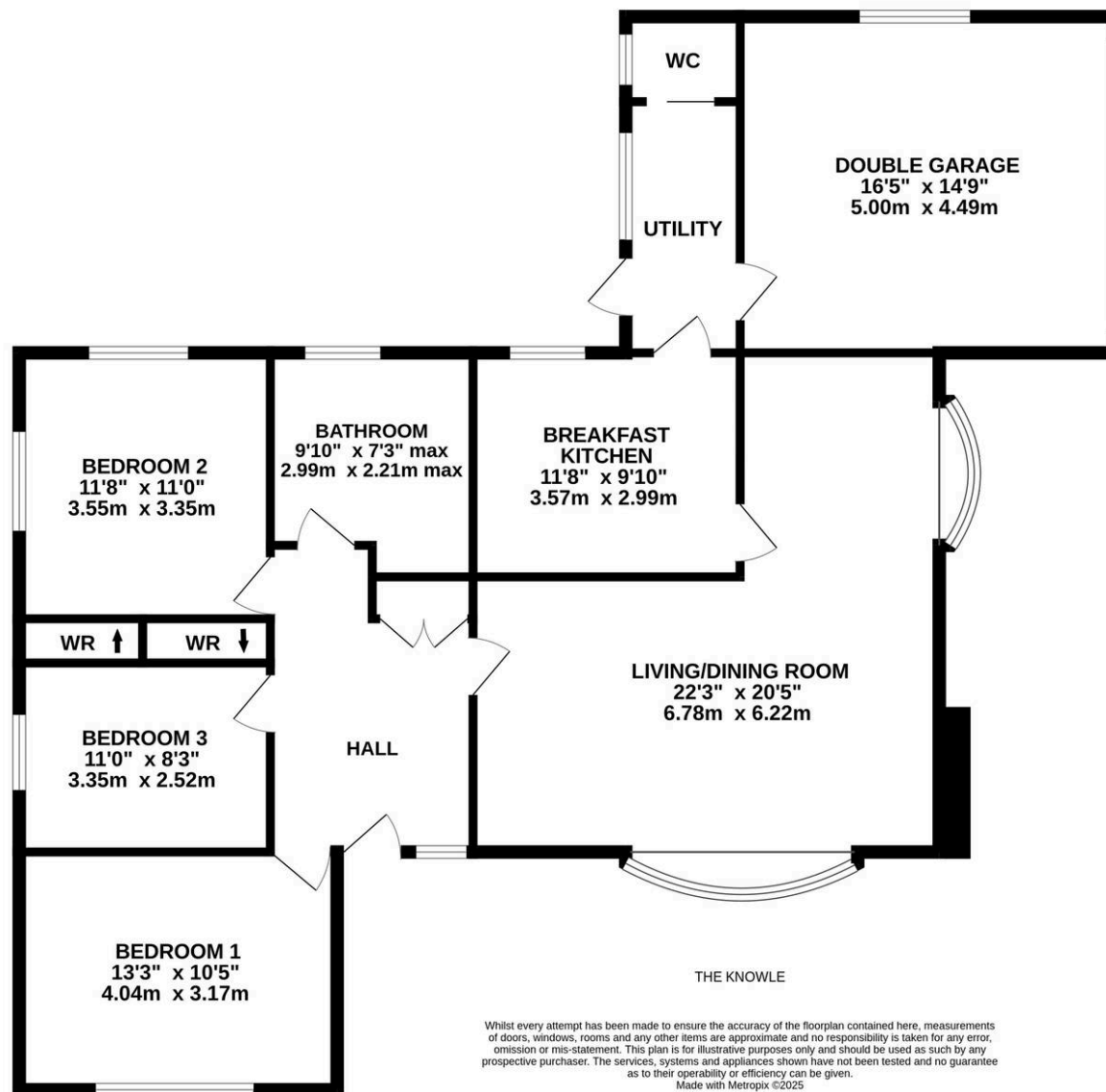
Simon Blyth
ESTATE AGENTS



The Knowle, Shepley

Huddersfield, HD8 8EA

Offers in Region of **£600,000**



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31 The Knowle

Shepley, Huddersfield, HD8 8EA

A BEAUTIFULLY POSITIONED, DETACHED, THREE BEDROOM BUNGALOW IN DELIGHTFUL GARDENS AND A WONDERFUL LOCATION AT THE END OF THE KNOWLE, OFFERING EASY ACCESS TO LOVELY RURAL WALKS AND VILLAGE AMENITIES, INCLUDING SCHOOL, TRAIN STATION AND SHOPS.

This property is a rare commodity, being a beautiful true bungalow which is superbly built and in a delightful location. The bungalow has a largely level garden, a good sized driveway with high-quality surface, integral double garage, three bedrooms (two doubles), a large lounge with dining area, a superbly fitted breakfast kitchen, a utility room, a w.c. and a house bathroom. This home must be viewed to be truly appreciated.

Tenure Freehold.

Council Tax Band E.

EPC Rating D.



ENTRANCE HALLWAY

Enter into the property through a high-quality door with glazed side light. The good-sized entrance hallway features coving to the ceiling, a central ceiling light point, large wardrobes with storage cupboards above, a loft access point, and a doorway leading through to the living dining room.

LIVING DINING ROOM

22' 3" x 20' 5" (6.78m x 6.22m)

The living dining room is a large, L-shaped room with ample flexibility and with bay windows to the front and side, offering views across the property's front and side gardens and providing a great deal of natural light. The room features a number of wall light points, a chandelier point over the dining area, and a timber and glazed door leading through to the breakfast kitchen.





BREAKFAST KITCHEN

11' 8" x 9' 10" (3.56m x 3.00m)

The good-sized breakfast kitchen features a window giving a pleasant outlook over the rear gardens. The kitchen itself is of high-quality manufacture and installed by KC Design House. There is ceramic tiled flooring, inset spotlighting to the ceiling, a large amount of work surfaces with raised splashbacks, an inset sink unit, an induction hob with stylish extractor fan over, a built-in oven, an integrated fridge and freezer, a pantry-style cupboard with pull-out drawers, under-unit lighting, and an integrated dishwasher. A timber and glazed door gives access through to the everyday entrance lobby/utility room.

UTILITY ROOM

The utility room / everyday entrance lobby features an adjoining w.c., as well as personal doors through to the property's garage and out the rear gardens. It is fitted with inset spotlighting to the ceiling, has ceramic tiling to dado height, a work surface with cupboards beneath, plumbing for an automatic washing machine, and an inset sink unit with mixer tap over.

W.C.

The w.c. adjoins the utility room and features a low-level w.c. and wash hand basin.



BEDROOM ONE

13' 3" x 10' 5" (4.04m x 3.18m)

Bedroom one is a large double bedroom which offers a pleasant outlook to the front of the property, courtesy of a broad window. There is coving to the ceiling and a central ceiling light point.

BEDROOM TWO

11' 8" x 11' 0" (3.56m x 3.35m)

Bedroom two is another delightful double room with a super view across the rear and side gardens, courtesy of dual-aspect windows. There is a large amount of built-in bedroom furniture, including wardrobes, dressing table, drawers and display plinths.

BEDROOM THREE

11' 0" x 8' 3" (3.35m x 2.51m)

Bedroom three is currently utilised as a hobby/second sitting room. There is a central ceiling light point and a window to the side.





BATHROOM

9' 10" x 7' 3" (3.00m x 2.21m)

The property's bathroom is particularly large and fitted with a four-piece suite comprising of a vanity unit with pull-out drawer and mixer tap above, a wet room style shower with beautiful tiled flooring, high-quality chrome fittings and fixed glazed screen, a corner bath, and a concealed cistern w.c. There is an obscure glazed window, a combination central heating radiator/chrome heated towel rail, inset spotlighting to the ceiling, ceramic tiled flooring, and ceramic tiling to the full ceiling height.

EXTERNAL

GARDENS

The property occupies a delightful, generously proportioned plot in a remarkable and private position towards the end of the Knowle. Wrought iron gates give access through to the large driveway which provides a huge amount of parking and turning space, as well as leading to the integral garage. The gardens complement the home superbly, offering a lovely balance of lawn areas to the front and side, mature boundary hedging, a vegetable garden to the rear, a greenhouse, a potting shed, delightful stone pathways, and mature shrubbery and trees throughout. The property also has external lighting and an external water tap.

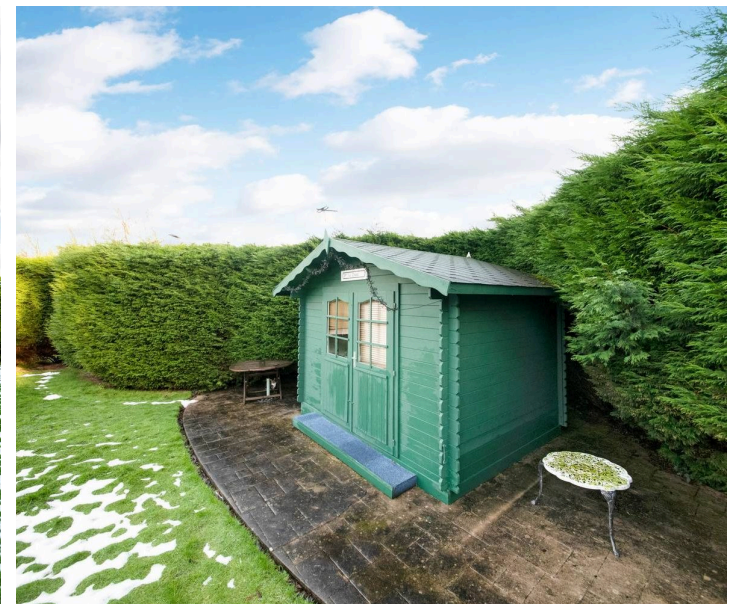
DOUBLE GARAGE

16' 5" x 14' 9" (5.00m x 4.50m)

The property features an integral double garage which features an automatically operated, up-and-over door and a personal door through to the accommodation. There is a window to the side, and there is lighting, power and water in situ.

DRIVEWAY

4 Parking Spaces





Additional Information

The property features gas fired central heating and double-glazing. Carpets, curtains and certain other extras may be available via separate negotiation.

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.

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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

www.simonblyth.co.uk/

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