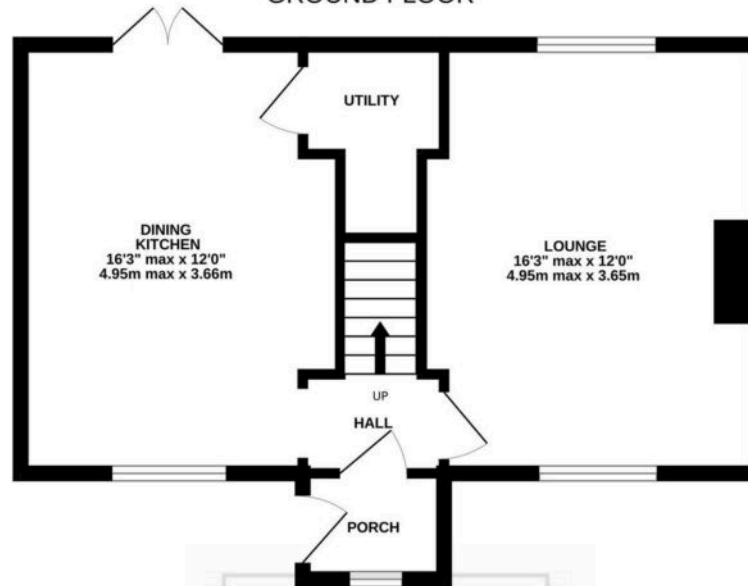




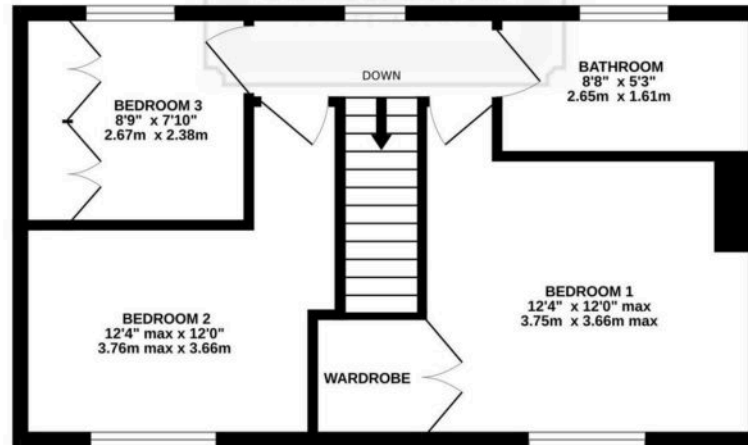
**Jos Lane, Shepley**  
Huddersfield, HD8 8DJ

Offers in Region of **£280,000**

## GROUND FLOOR



## 1ST FLOOR



JOS LANE

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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## 4 Jos Lane

Shepley, Huddersfield, HD8 8DJ

SUPERBLY PRESENTED, THREE BEDROOM, FAMILY HOME SITUATED ON THE POPULAR ADDRESS OF JOS LANE, NESTLED IN THE HEART OF THE SOUGHT AFTER VILLAGE OF SHEPLEY. THE PROPERTY IS IMMACULATELY PRESENTED AND BOASTS OPEN-PLAN DINING-KITCHEN, THREE LIGHT AND AIRY BEDROOMS AND A LOW MAINTENANCE GARDEN WITH STUDIO, BARREL SAUNA AND POTTING SHED. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance, inner hallway, lounge with dual aspect windows to the front and rear, open-plan dining-kitchen and utility/pantry to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally there is a driveway to the front providing off street parking, to the rear is an enclosed, low maintenance garden with potting shed, studio/garden office and a barrel sauna.

Tenure Freehold.

Council Tax Band A.

EPC Rating D.





## GROUND FLOOR

### ENTRANCE PORCH

Enter into the property through a double-glazed, composite door with obscure glazed inserts, and leaded detailing from the side elevation into the entrance. The entrance features a double-glazed window to the front elevation, a ceiling light point, high quality flooring, and a multi panelled door proceeds to the inner hallway.

### INNER HALLWAY

The inner hallway has high quality flooring continuing through from the entrance porch. There is a central carpeted staircase with timber handrail rising to the first floor, a central ceiling light point, a multipaneled door providing access to the lounge and a doorway leads into the open-plan dining kitchen.

### OPEN-PLAN DINING KITCHEN

16' 3" x 12' 0" (4.95m x 3.65m)

As the photography suggests, the open-plan dining kitchen room enjoys a great deal of natural light, which cascades through dual aspect windows with a bank of windows to the front elevation, and double-glazed French doors leading seamlessly out to the rear gardens. There is inset spotlighting to the ceilings, high quality flooring, a radiator, a plinth heater, and a multipaneled door which provides access to the utility room. The kitchen features a wide range of high quality fitted wall and base units with shaker style cupboard fronts, and with complimentary rolled edge worksurfaces over, which incorporate a single bowl, composite, sink and drainer unit with brushed chrome mixer tap. There is space and provisions for a five-ring range cooker with high gloss brick effect tiling to the splash areas, and canopy style cooker hood over. The kitchen benefits from built-in appliances including an integrated dishwasher, integrated fridge unit, integrated freezer and a built-in tumble dryer.





#### UTILITY ROOM

The utility room has plumbing and provisions for an automatic washing machine, it also houses the wall mounted combination boiler. There is a ceiling light point and a doorway which leads to a useful understairs pantry which has a ceiling light point in situ and fitted shelving.

#### LOUNGE

16' 3" x 12' 0" (4.95m x 3.65m)

The lounge again enjoys a great deal of natural light which cascades through dual aspect windows to both the front and rear elevations, which have plantation shutters in situ. There is high quality flooring, a central ceiling light point, two radiators, and the focal point of the room is the living flame effect stove fireplace, which is recessed into the chimney breast and set upon a raised stone hearth.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the inner hallway, you reach the first-floor landing, which has a double-glazed window to the rear elevation with views onto the rear gardens. There are doors providing access to three bedrooms and the house bathroom, a ceiling light point, and a radiator.

### BEDROOM ONE

12' 4" x 12' 0" (3.75m x 3.65m)

Bedroom one is a light and airy double bedroom which has ample space for freestanding furniture. There is a double-glazed window to the rear elevation, a decorative picture rail, a central ceiling light point, and a radiator. The room benefits from a walk-in wardrobe, which is situated over the bulkhead for the stairs and has a hanging rail, shelving and a ceiling light point in situ.

### BEDROOM TWO

12' 4" x 12' 0" (3.75m x 3.65m)

Bedroom two again enjoys a great deal of natural light and can accommodate a double bed with ample space for freestanding furniture. There is a double-glazed window to the front elevation, a decorative picture rail, a central ceiling light point, and a radiator.





### **BEDROOM THREE**

8' 9" x 7' 10" (2.66m x 2.38m)

Bedroom three is currently utilised as a dressing room/walk-in wardrobe and again is decorated to a high standard and enjoys a great deal of natural light courtesy of bank of windows to the rear elevation. There is a ceiling light point, a radiator, and fitted wardrobes which have hanging rails and shelving in situ.

### **HOUSE BATHROOM**

8' 8" x 5' 3" (2.64m x 1.60m)

The house bathroom features a modern, contemporary, three-piece suite which comprises of a panelled bath with thermostatic shower over, a low-level WC with push button flush and a broad wash hand basin with vanity units beneath. There is attractive tiled flooring and tiled walls, a double-glazed window with obscure glass to the rear elevation, a ceiling light point, an extractor fan, and a chrome ladder style radiator.







## EXTERNAL

### FRONT GARDEN

Externally to the front, the property benefits from a tarmacadam driveway which provides off street parking for multiple vehicles. There are part walled, and part hedged and fenced boundaries, a well-stocked flower and shrub bed, an external double plug point, an external tap, and external light.

## REAR GARDEN

Externally to the rear, the property boasts a most fabulous, enclosed, and low maintenance garden which features an initial Indian stone flagged patio, ideal for alfresco dining and barbecuing. There are various external lights, external taps, an external security light and raised timber planters. From the patio area, it extends to a rockery garden with space for pots and plants and another potential seating area. There is an open potting shed which is currently utilised as storage, with space for shelving, a wall mounted light and a cold-water feed in situ. The garden then continues from the rockery area to a hardstanding which is home to a studio. The studio is accessed via twin timber and double-glazed doors to the front elevation. It features lighting and power and with a further double-glazed window with an opener to the front elevation. The studio measures 10' 7" by 7' 3" and could be utilised for a variety of uses such as a hobby room, home office, or entertaining area. Following the Indian stone, flagged pathway down the side of the studio, it continues around the perimeter of the gardens, which features timber sleeper borders with shrubs and trees, and with LED footwell lighting. Continuing on the pathway to the end of the garden, is a particularly sheltered bench seating area, there is an external rainfall shower as well as a cold-water feed, a timber and glazed door provides access to the barrel sauna which can seat up to four people. There is lighting, power, and a Harvia electric fire.



**VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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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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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.

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Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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