

Jenkyn Lane, Shepley, Huddersfield



HOUSE
STYLE
Barn
Conversion

RECEPTION
ROOMS
2

BEDROOMS
4

EPC RATING
TBC

HIGH
LEVELS OF
PRIVACY

BEAUTIFULLY PRESENTED BARN CONVERSION ENJOYING SECLUDED LITTLE KNOWN COURTYARD SETTING - PROVIDING IMPRESSIVELY PROPORTIONED ACCOMMODATION APPROACHING 3,000 SQUARE FEET - OFFERING VERSATILE ACCOMMODATION COMPLEMENTED BY GENEROUS WRAP-AROUND LAWNED GARDEN AND DOUBLE GARAGE

Set off Jenkyn Lane in a little known courtyard setting and as such enjoying high levels of privacy and seclusion, this impressive stone built barn conversion provides accommodation of expansive proportions approaching 3,000 square feet which in turn offers high levels of flexibility and furthermore provides potential for sub-division of bedroom one or two to create a fifth bedroom if so required. Considerably altered and re-configured during our clients' ownership, it enjoys fine distant views from the first floor, whilst being in a central location in the village, in this quiet and little known setting. It overlooks generous wrap-around lawned gardens complemented by a large stone patio and high quality cabin, all of which are ideal for entertaining.

£725,000

Zoopa.co.uk



rightmove.co.uk



PrimeLocation

Butcher Residential (Denby Dale) 361 Wakefield Road, Denby Dale, HD8 8RP

Tel: 01484 943020 Fax: 01484 864220 Email: denbydale@butcherez.co.uk

www.butcherez.co.uk

Registered office: Britannic House, Regent Street, Barnsley, S70 2EQ. Company no: 09784209

Property Details

Ideally placed for commuting to many West and South Yorkshire centres on a daily basis, the accommodation which benefits from gas fired central heating and uPVC double glazing extends to: outstanding reception hall with galleried landing, superb double aspect lounge, impressive open plan family orientated living kitchen, study, cloakroom/WC, utility store, superb principal bedroom with dressing area and en-suite shower room, guest bedroom two with en-suite shower room, two further double bedrooms, family bathroom.

GROUND FLOOR

ENTRANCE HALLWAY

This splendid reception hall with part galleried landing over displays impressive exposed ceiling timbers to the first floor level, there is laminate flooring throughout, numerous ceiling downlighters, a single panel radiator and useful under stairs store.

CLOAKROOM/WC

5' 4" x 3' 8" (1.63m x 1.12m) Providing a two piece suite in white comprising of a wall mounted wash hand basin and low flush WC. There is also a heated chrome towel rail, two ceiling downlighters and an extractor fan.

UTILITY STORE

6' 0" x 5' 3" (1.83m x 1.6m) Providing a range of fitted storage cupboards and book shelves, a very useful storage space, unusual to find in a property of this nature.

STUDY

9' 11" x 5' 11" (3.02m x 1.8m) With rear facing window, single panel radiator and ceiling downlighters.



LOUNGE

18' 11" x 17' 3" (5.77m x 5.26m) A principal reception room of outstanding proportions, a bank of picture windows to the rear elevation resulting in excellent levels of natural light to the room, complemented by further high level windows to the side elevation. There is a contemporary styled raised and inset electric fire to one wall with Portuguese limestone hearth beneath, ceiling downlighters, a double panel radiator, television aerial point and further satellite television connection point.



OPEN PLAN LIVING KITCHEN

33' 1" x 18' 11" reducing to 9'10" (10.08m x 5.77m) A quite outstanding entertaining space, also of course ideal for family gatherings, providing an extensive range of base and eye level storage cupboards complemented by a generous expanse of quartz worktop surfaces to include a large central island work station/breakfast bar. To one corner of the room is an inset Schock sink adjacent to which are plumbing facilities for an automatic washing machine and also space for a condensing dryer, whilst included in the sale are a range of integrated appliances comprising of a Neff double oven, four ring gas hob with extractor canopy over, dishwasher and full height larder fridge.



There are two double panel radiators, numerous ceiling downlighters, double glazed French doors to the dining/sitting area which give access via the impressive garden steps to the rear facing garden and there is a further range of built-in kitchen storage cupboards to this part of the room. Secure internal access also provided from the room to the integral garage.

FIRST FLOOR LANDING

With exposed ceiling timbers and also enjoying excellent levels of natural light as a result of the double height front facing window, the landing is heated by way of a single panel radiator and also gives access to a useful double fronted linen storage cupboard.



MASTER BEDROOM

18' 11" x 19' 6" (5.77m x 5.94m) A principal bedroom suite of outstanding proportions, having windows to both front and rear elevations and displaying a wealth of impressive exposed ceiling timbers. As a result of its generous proportions, this room could easily be sub-divided to create a fifth bedroom if so required. At the entrance area, there is a walk-through dressing room which provides an extensive range of built-in bedroom furniture whilst within the bedroom itself, there is a further range of bedside drawers, additional drawer packs and a dressing table. The room is heated by way of two double panel radiators.



A walk-through inner lobby with measurements of 5' 5" x 5' 5" provides further built-in cloaks/hanging facilities and in turn gives access to the en-suite shower room.



EN-SUITE SHOWER ROOM

9' 7" x 5' 5" (2.92m x 1.65m) Providing a three piece suite in white comprising of a tiled shower cubicle with thermostatic shower, pedestal wash hand basin and low flush WC. There are ceiling downlighters, a heated chrome towel rail, further floor tiling and an extractor fan.



GUEST BEDROOM TWO

18' 11" x 13' 5" (5.77m x 4.09m) As a result of its generous proportions, this room could easily be sub-divided to create a fifth bedroom if so required. Rear facing windows provide fine distant views, there are once again exposed ceiling timbers in addition to which there is a radiator and double oak door fronted wardrobe, complemented by a range of low level storage cupboards to one corner of the room.

EN-SUITE SHOWER ROOM

6' 7" x 6' 4" (2.01m x 1.93m) Having part tiling to the walls and providing a three piece suite in white comprising of a generous shower cubicle with thermostatic shower, pedestal wash hand basin and low flush WC. There is also a heated chrome towel rail, ceiling downlighters, an extractor fan and exposed ceiling timbers.



BEDROOM THREE

9' 8" x 16' 3" (2.95m x 4.95m) The latter measurement are taken to the front of a range of double fronted wardrobes to one wall, the room once again displaying exposed ceiling timbers and also being heated by way of a double panel radiator. Rear facing windows provide an excellent outlook.



BEDROOM FOUR

17' 6" x 9' 1" (5.33m x 2.77m) At this final bedroom which again is well proportioned is positioned to the rear elevation and provides built-in double, single and corner wardrobes. The room once again displays delightful exposed ceiling timbers, there is also a double panel radiator and a TV aerial point.



FAMILY BATHROOM

9' 10" x 5' 4" (3m x 1.63m) Having majority height tiling to the walls and providing a three piece suite in white comprising of a panelled bath with folding shower screen and thermostatic shower over, vanity wash hand basin with white gloss fronted drawer beneath and low flush WC. There are ceiling downlighters, a heated chrome towel rail and an extractor fan.



OUTSIDE

To the front, an open plan block paved forecourt provides parking facilities and leads in turn to the **DOUBLE INTEGRAL GARAGE** having internal measurements of 19' 11" x 19' 3" and having electrically operated twin up-and-over doors whilst further benefiting from light and power supplies. The garage provides a range of fitted storage cupboards to two walls, it also contains the Vaillant gas fired central heating boiler and Heatrae Sadia Megaflo hot water cylinder. The property can be accessed on foot to the right hand elevation, this giving access to the rear where there is a generous principally lawned garden complemented by established borders, recently planted boundary hedge and generous stone paved patio which contains a garden cabin having internal measurements of 9' 0" x 7' 8" and further providing an adjacent canopied sitting area. There is also a timber garden shed to be included within the sale.



SERVICES

All mains are laid to the property.

HEATING

A gas fired heating system is installed.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing.



TENURE

We understand the property to be freehold.



DIRECTIONS

From our Denby Dale office proceed up Wakefield Road and continue through Upper Cumberworth to the Sovereign crossroads. Turn right and proceed down the hill into Shepley, shortly after entering the 30 mile an hour limit, turn left onto Cliffe Road and follow Cliffe Road to the junction with Marsh Lane. Turn left then turn immediately right to Jenkyn Lane and the entrance to the courtyard will be found on the right hand side.



IB/JS

DRAFT BROCHURE NOT VERIFIED.

For More Information please contact our office on 01484 943020, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at denbydale@butcherez.co.uk

DISCLAIMER

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.