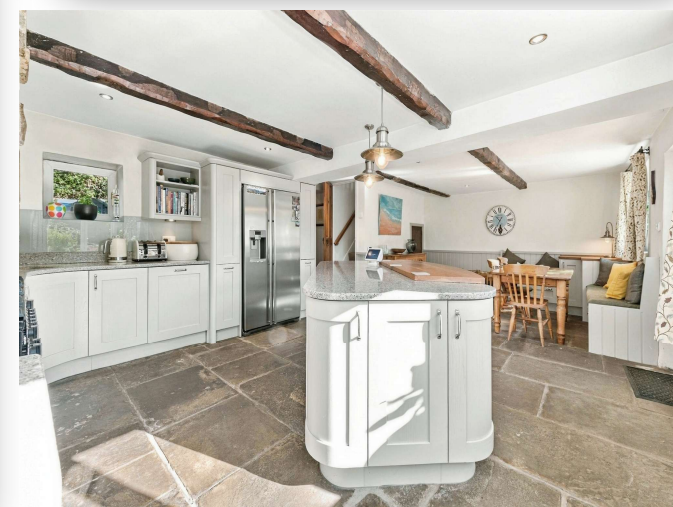




North Row, Shepley Huddersfield HD8 8AR

welcome to

North Row, Shepley Huddersfield

BEAUTIFULLY PRESENTED SEMI DETACHED CHARACTER RESIDENCE AFFORDING SPACIOUS FOUR BEDROOM ACCOMMODATION WITH DELIGHTFUL GARDENS LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF SHEPLEY

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Summary

Welcome to SKEP FOLD. Occupying an appealing position centrally located within the popular village of Shepley, yet pleasantly tucked away from the main roads, is this substantial and extended four bedroom semi-detached character property. Offering generously proportioned and versatile accommodation ideally suited to the growing family, the property is further enhanced by attractive gardens and off-road parking.

The accommodation has been thoughtfully extended to create a spacious and practical family home which successfully combines the character and charm of the original property with the space required for modern-day living.

To the ground floor are two separate reception rooms, providing excellent flexibility for family life and entertaining. These are complemented by a generous dining kitchen, forming a natural hub to the home with ample space for both everyday dining and entertaining. Further practical accommodation includes a separate utility room and ground floor W.C.

To the first floor are four well-proportioned bedrooms, with the principal bedroom enjoying the additional benefit of its own en-suite facilities. The remaining bedrooms are served by the house bathroom, creating an excellent arrangement for both families and visiting guests.

Externally, the property continues to impress. Attractive south west facing gardens provide a pleasant setting in which to relax, entertain or enjoy family life, whilst off-road parking adds to the everyday practicality of the home. A particular feature is the property's location. It enjoys the convenience of being within the heart of Shepley village and well placed for its local amenities, well regarded schooling and commuting routes, whilst its position away from the main through roads provides a more tucked-away residential setting.

Accommodation

Dining Kitchen

24' 1" x 15' 5" (7.34m x 4.70m)

A fabulous room with ample space for dining and the kitchen area boasting a stylish range of wall and base units with quartz worksurfaces incorporating a sink unit with mixer tap. Appliances include the 6 burner range cooker in a recess along with the integral dishwasher whilst there is space for an American style fridge freezer. The centre island incorporates further storage and a breakfast bar and the room itself is complemented by stone flagged flooring, concealed unit lighting and inset ceiling lighting, beams to ceiling and fitted booth style seating for dining. The room is also double glazed to front and rear aspects.

Living Room

19' x 13' 2" (5.79m x 4.01m)

The focal point of this splendid room is the wood burning stove set to feature recess with timber mantel. Character is again provided by the beams to ceiling and there are various wall light points and double glazing to two aspects.

Sitting Room/Dining Room





13' 2" x 9' 9" (4.01m x 2.97m)

The second reception room brings great versatility in its usage and has a decorative dado rail and again double glazing to two aspects.

Hallway

Leading to Utility & W/C

Utility

The utility has a range of storage units, sink and drainer unit and plumbing for the washing machine whilst there is a laminate floor covering, velux style roof window and stable style door leading to the rear of the property.

W.C

White low level w/c and hand washbasin with tiled surrounds, laminate floor covering and double glazed obscure window.

First Floor Bedroom One

12' 7" x 12' 8" max (3.84m x 3.86m max)

The principle bedroom has en suite facilities and is double glazed to two aspects.

En Suite

Modern suite fitted with a white low level w/c and wall hung hand washbasin and double ended bath with Grohe fittings. There are complementary tiled walls and floor covering, a heated rail, inset ceiling lighting and a double glazed obscure window.

Bedroom Two

13' 1" x 9' 8" (3.99m x 2.95m)

The second bedroom is again a sizeable double room with double glazed window to side aspect.

Bedroom Three

12' x 8' 5" (3.66m x 2.57m)

Another double room, this one being double glazed to front aspect.

Bedroom Four

10' 6" x 8' 10" (3.20m x 2.69m)

Another room that could accommodate a double bed and having double glazing to front aspect.

House Bathroom

9' 5" x 5' 8" (2.87m x 1.73m)

Modern white suite comprising of low level w/c, pedestal hand washbasin and panelled bath with overhead Mira shower unit and screen. There are tiled surrounds and floor covering, a chrome effect heated rail ladder, airing cupboard housing the central heating boiler and a double glazed obscure window.

External

The front of the property is mainly paved and there are power points and vegetable beds. The predominantly lawned South West facing gardens wrap around the side of the property and there is a patio with pergola ideal for relaxing or entertaining in those summer months. To the rear is a useful garden shed and additional storage. At the end of the gardens is off road parking for several vehicles.



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welcome to

North Row, Shepley Huddersfield

- Semi Detached Character Residence
- Extended Four Bedroom Accommodation
- House Bathroom/En Suite Plus Separate W.C
- Delightful gardens
- Off Street Parking For Up To 4 Vehicles

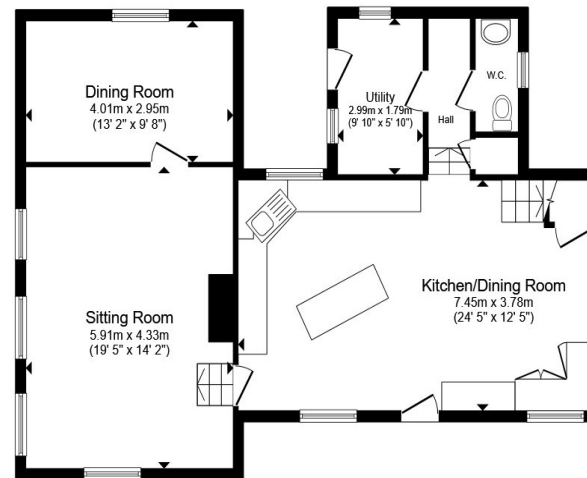
Tenure: Freehold EPC Rating: D

Council Tax Band: E

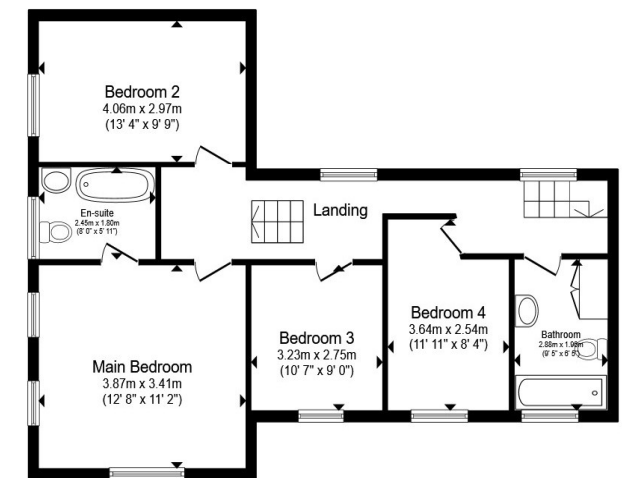
£575,000

directions to this property:

Leave Holmfirth via Station Road towards New Mill. After the pedestrian crossing, turn left up Penistone Road. At the staggered crossroads turn left down Marsh Lane. Just before the centre of the village turn right onto North Row where the property can be found on the left hand side.



Ground Floor



First Floor

Total floor area 151.6 m² (1,632 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
HMF109035 - 0004

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