



Applegate
Properties



- Stone detached property
- Spacious four bed interior
- Versatile split level layout
- Garage/workshop and extensive gardens

St. Marks Court, Shepley, Huddersfield, HD8 8BD

Asking Price £550,000

A spacious and versatile four bedroom split level stone detached set within select courtyard including large garage/workshop, gardens, orchard and grounds totalling approx. 0.75 acres.



PROPERTY DESCRIPTION

A spacious and versatile four bedroom split level stone detached set within select courtyard including large garage/workshop, gardens, orchard and grounds totalling approx. 0.75 acres.

Occupying a large plot of approximately 0.75 acres on the site of an historic brewery and offering excellent further potential is this attractive stone detached property. Affording a flexible and most spacious interior which includes four bedrooms, two bathrooms and further potential to large attic space (ladder access – subject to relevant consents and permissions) the property may well be of interest to a host of buyers including the large family or those looking for a small holding.

Set within a select courtyard only a short drive from the regarded amenities of Shepley village as well as regarded schooling, nearby Holmfirth and access to the Motorway, the property also includes a sizeable detached garage/workshop, outbuildings and land with potential vegetable plots, orchards and outbuildings.

In brief the accommodation comprises: Ground Floor open timber framed porch with door to Inner Hall with cloaks storage, split level Living and Dining space with feature log burning stove and double doors to Conservatory, fitted Kitchen, Utility, Inner Lobby with Cloaks/w.c and three bedrooms, the principal having En suite Shower room with ladder access to large attic space with Velux style roof lights (offering further potential subject to consents) and House Bathroom furnished with a four piece white suite including separate shower cubicle.

Stairs lead to the First Floor level with walk-in airing/storage cupboard, double bedroom and guest bathroom with three piece suite.

Externally, the property is approached via a shared courtyard with small enclosed garden space to the front with allocated parking and access via double gates to an external wine store and side gravelled driveway leading to a large detached garage/workshop with remotely operated door and rear access door. Immediately to the rear is a pleasant garden with lawn and well stocked borders leading to a second formal garden with stone beds, vegetable plot and greenhouse and gate to an extensive further plot which includes orchard, mature trees, timber sheds and outhouses with gated access to far end, all enclosed by walled boundaries.

EPC: C

Council Tax: E

Tenure: Freehold

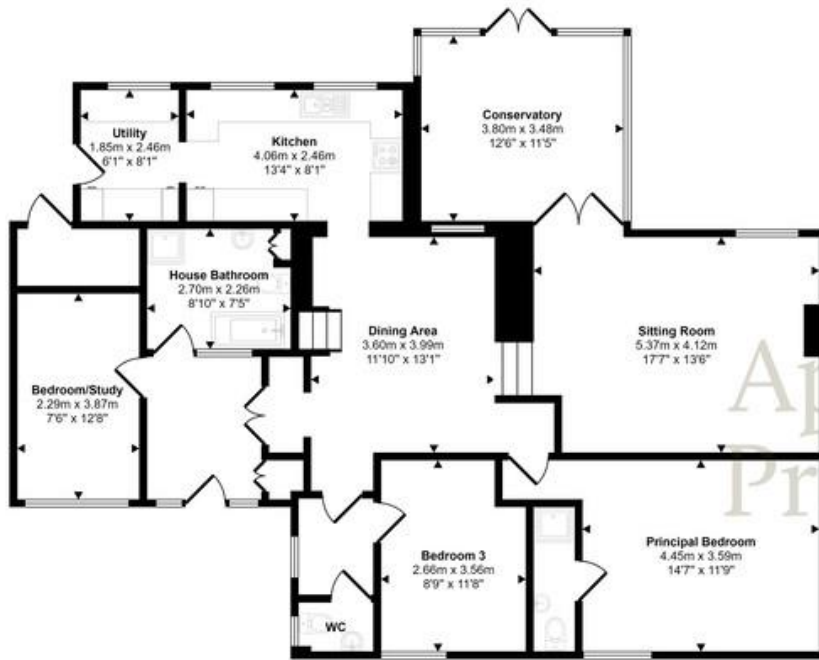
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.





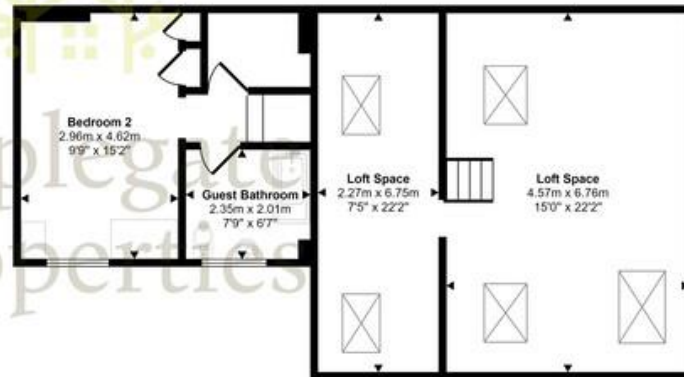


Approx Gross Internal Area
243 sq m / 2611 sq ft

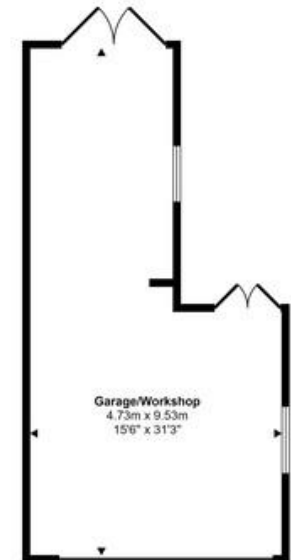


Ground Floor
Approx 134 sq m / 1447 sq ft

Denotes head height below 1.5m



First Floor
Approx 73 sq m / 787 sq ft



Garage
Approx 35 sq m / 376 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

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Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED