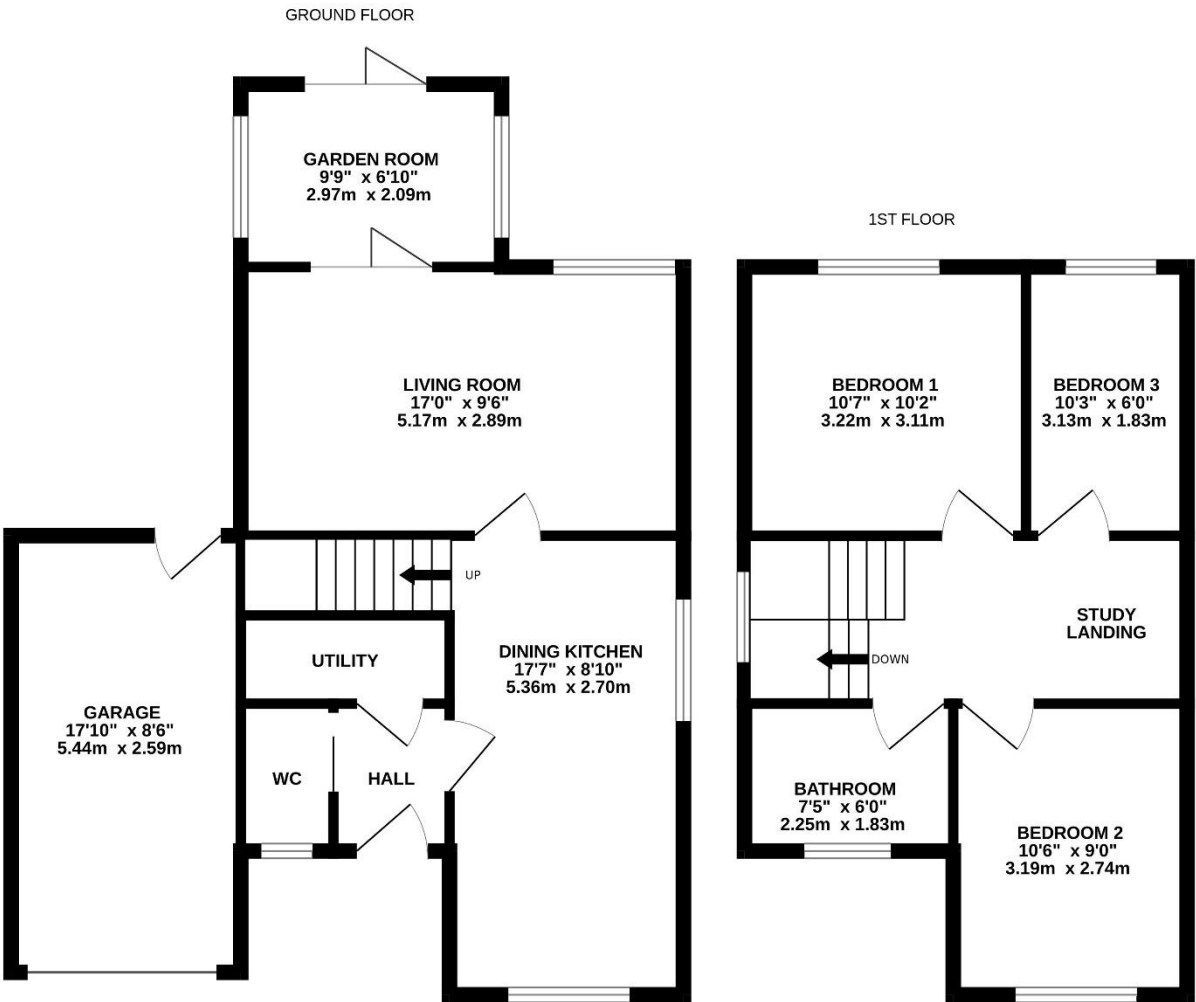


STONECROFT GARDENS, SHEPLEY



STONE CROFT GARDENS

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PROPERTY DESCRIPTION

OCCUPYING AN ELEVATED POSITION IS THIS FABULOUS, DETACHED, STONE-BUILT, FAMILY HOME WITH SUPERB FRONTAGE, OFFERING PLEASANT OPEN ASPECTS VIEWS, DRIVEWAY AND ATTACHED GARAGE. LOCATED IN THE SOUGHT-AFTER VILLAGE OF SHEPLEY, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY OFFERS A GREAT DEAL OF SCOPE WITH POTENTIAL TO EXTEND AND REDESIGN (SUBJECT TO NECESSARY CONSENTS).

The accommodation briefly comprises entrance hall, downstairs w.c., utility room, open-plan dining-kitchen, spacious lounge and garden room to ground floor. To the first floor there are three well-proportioned bedrooms, an office landing and the house bathroom. Externally there is a driveway leading to the attached garage, there are pleasant lawn gardens with well stocked borders to the front and to the rear is a low maintenance patio garden.

Offers Around £350,000

GROUND FLOOR

ENTRANCE

Enter the property through a multipaneled timber and glazed front door into the entrance. The entrance has a ceiling light point and multi panel doors provide access to the downstairs w.c., understairs utility cupboard and the open plan dining kitchen areas. There is high quality flooring and a ceiling light point.

DOWNSTAIRS WC

The downstairs w.c. features a white two-piece suite comprising low-level w.c. with push button flush and a pedestal wash hand basin with Chrome mono bloc mixer tap. There is tiled flooring and tiling to dado height, a ceiling light point, double glazed window with obscure glass and tiled sill to the front elevation, chrome ladder style radiator and a multi panel sliding door.



UTILITY ROOM

The utility cupboard features fitted shelving. There is space and provisions for an automatic washing machine.

OPEN PLAN DINING / KITCHEN

Measurements – 17'7"X 8'10"

As the photography suggests, the open plan dining kitchen room is a generous proportioned dual aspect space which enjoys a great deal of natural light cascading through the double-glazed bank of mullioned windows to the front elevation and the bank of windows to the side elevation. The high-quality flooring continues through from the entrance and there is inset spotlighting to the ceiling and a vertical cast iron column radiator. The kitchen features fitted wall and base units with shaker style cupboard fronts and with complementary oak work surfaces over which incorporate a one-and-a-half-bowl ceramic sink and drain unit with chrome mixer tap. The kitchen is well equipped with space for a five-ring range cooker with stainless steel splashback and canopy style cooker hood over, an integrated dishwasher and built in under counter fridge unit. There is under unit LED lighting, a matching Oak upstand to the work surface, soft closing doors and drawers and the dining area then gives access to a multi panel timber and glazed door which leads to the lounge. A kite winding staircase proceeds to the first floor.





LOUNGE

Measurements – 17'0" X 9'6"

The attractive Karndean flooring continues through from the open plan dining kitchen into the lounge, which is a generous proportion reception room. There is a bank of double-glazed windows to the rear elevation and a bank of timber and glazed bi-folding doors, which leads to the garden room. The lounge has decorative coving to the ceiling, three wall light points and a vertical cast iron column radiator. The focal point of the room is the electric fireplace with an attractive granite inset and hearth and timber mantle surround.



GARDEN ROOM

Measurements – 9'9" x 6'10"

The garden room is a versatile and useful additional reception room, which enjoys a great deal of natural light cascading through the various windows to either side elevation and the double glazed bi-folding aluminium doors to the rear elevation. The garden room enjoys views across the property's gardens and features high quality flooring, a central ceiling light point, decorative coving and a radiator.



LANDING

A staircase rises from the open plan dining kitchen room to a spacious first floor landing which features a double-glazed window to the side elevation and inset spotlighting to the ceiling and a radiator. There is space for an office landing area and multi panel doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE

Measurements – 10'7"X10'2"

Bedroom one is a generous proportioned light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with pleasant views across the village, a central ceiling light point and radiator.



BEDROOM TWO

Measurements – 10'6" X 9'0"

Bedroom two can accommodate a double bed with space for free standing furniture. There is a bank of double-glazed mullioned windows to the front elevation, which takes full advantage of the elevated position of the property with fabulous open aspect views over rooftops and across the Valley. There is a ceiling light point and radiator.



BEDROOM THREE

Measurements – 10'3" X 6'0"

Bedroom three is a single bedroom which has space for free standing furniture. There is a ceiling light point, radiator and a double-glazed window to the rear elevation.



BATHROOM

Measurements – 7'5" X 6'0"

The bathroom features a modern, contemporary three-piece suite comprising fixed framed P shaped shower cubicle with fixed square shower guard, rainfall showerhead and separate handheld attachment, a low-level w.c. with push button flush and a pedestal wash hand basin with chrome Monobloc mixer tap. The bathroom features attractive tiling into the walls and flooring, a central ceiling light point and Chrome ladder style radiator. Additionally, there is a bank of double glazed UPVC windows with tiled sill and obscure glazed inserts to the front elevation.



FRONT EXTERNAL

Externally to the front, the property features a concrete pressed driveway providing off street parking for multiple vehicles in tandem, leading to the attached garage. The front garden is particularly impressive, with two generous lawn areas with well stocked flowers and shrubs beds which do give the property a particularly spacious frontage and masses of opportunities to either create further off-street parking, build an additional garage, or perhaps incorporating the current garage into further internal accommodation. The property is elevated from the roadside giving pleasant open aspect views over rooftops across the valley and there is a door canopy by the front door with ceiling light point and an external double plug point down the side of the property, leading to a gate which encloses the rear garden.



REAR EXTERNAL

Externally to the rear the property benefits from a private low maintenance garden which features various patio areas ideal for alfresco dining and barbecuing. There are well stocked flower and shrub beds and part hedge and part fenced boundaries. At the bottom of the garden is a particularly pleasant seating area with space for a Wendy House, garden shed or a fixed timber gazebo. There is an external tap, security light and double plug sockets.



ADDITIONAL INFORMATION

EPC rating – C
Property tenure – Freehold
Local authority – Kirklees Council
Council tax band – D

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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