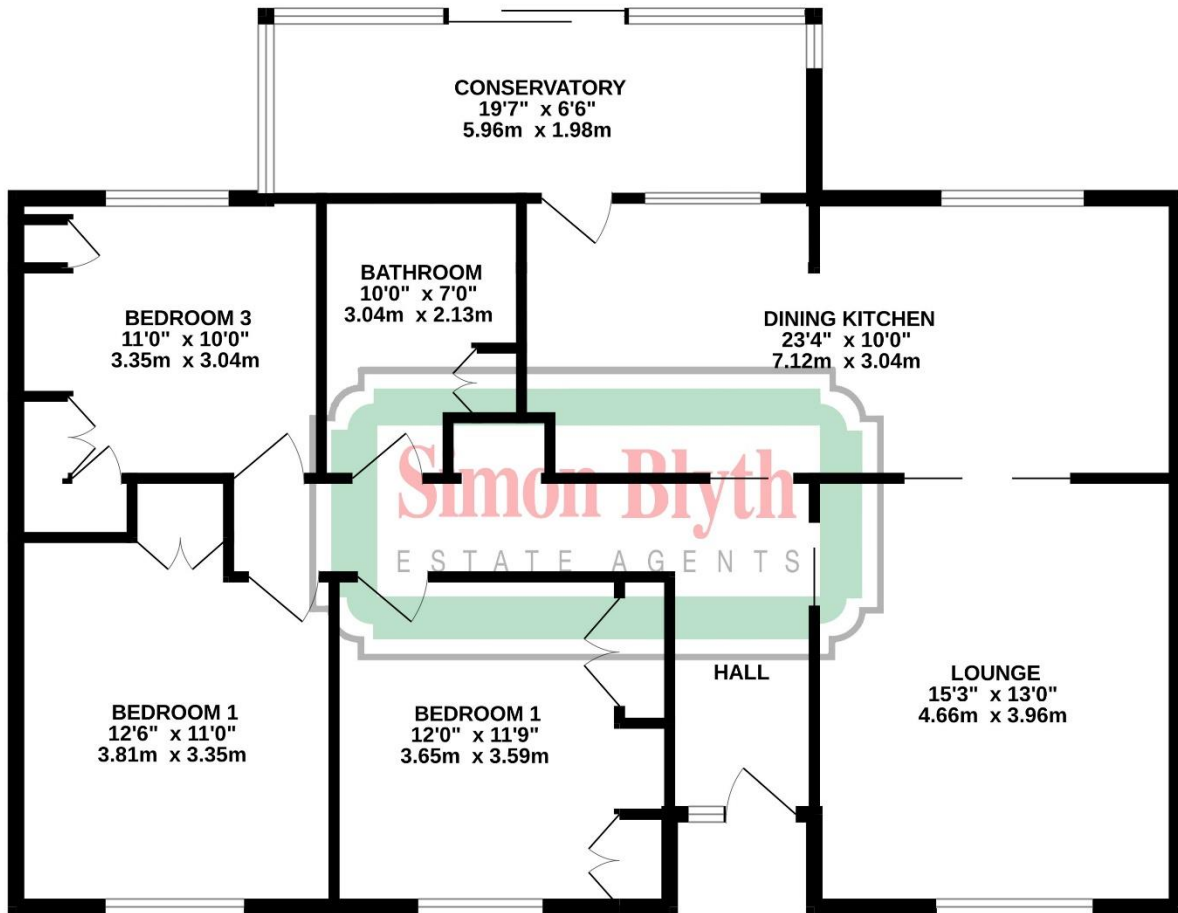


Simon Blyth
ESTATE AGENTS



FIELD HEAD, SHEPLEY, HUDDERSFIELD HD8 8DR



FIELD HEAD

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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PROPERTY DESCRIPTION

A beautiful positioned detached three bedroomed, true bungalow just off Station Road. This bungalow has lovely gardens to the front, delightful gardens to the rear and driveway to the side which also provides space for garaging if required. The bungalow is in need of some rejuvenation, however has been extremely well built and has loft space providing additional potential subject, of course to the necessary consents. The home has the usual modern appointments and is a welcoming home with pleasant views out over the gardens and beyond.

It briefly comprises; Entrance hall, lounge, dining kitchen, adjoining conservatory overlooking the rear gardens, three double bedrooms and bathroom. The property is offered for sale by the best and final offers method. All offers to be placed by to the office by no later than Thursday 17th April 2025.

Best and final offers over £300,000

*Please note the property is sold in conjunction but separately from the adjoining barn (see separate listing)

ENTRANCE

Stone porch give shelter to the main entrance door, this UPVC and obscure glazed door with matching glazed side light gives access to the entrance hallway. This has a good ceiling height, three wall light points and coving to the ceiling. A doorway gives access through to the lounge.



LOUNGE

Measurements -15'3" X 13'0"

A delightful sitting room with a good size window, giving a pleasant view out over the properties, front gardens, the room has a wall mounted gas fire and four wall light points, twin sliding glazed doors lead through to the living room / dining room.



DINING ROOM

This once again is a particularly good size, and there's a window overlooking the properties rear gardens and long-distance view beyond. There is a central ceiling light point, two wall light points, attractive fireplace once again with gas fire, broad opening leads through to the kitchen.



KITCHEN

Measurements –23'4" X 10'0" (Includes dining area)

This, as the photograph suggests the wealth of period style units of both the high and low level, large amount of working services, stainless steel sink unit with mixer tap above, electric oven point and extractor fan above. There is also a further window giving a pleasant view out over the rear gardens via the conservatory. The conservatory gives access courtesy of a UPVC and glazed door. The conservatory acts as the everyday entrance hallway / lobby and have doorway to the driveway side patio doors, giving direct access out to the gardens. It has ceramic tiled flooring and the utility area to one end with automatic washing machine and space for dryer.





Off the hallways the accommodation continues, this includes;

BEDROOM ONE

Measurements – 12'0 X 11'9"

A large double bedroom which has a pleasant outlet to the front with a bank of inbuilt robes and display shelving and dressing table to one side and central ceiling light point.



BEDROOM TWO

Measurements –12'6 X 11'0"

Once again, a good-sized double bedroom with window giving a pleasant outlook to the front. Bank of inbuilt robes, storage cupboards and central ceiling light point and wall light point.



BEDROOM THREE

Measurements –11'0" x 10'0"

Yet again, a double bedroom with a large amount of inbuilt bedroom furniture and a lovely view out of the property's rear gardens and beyond.

The property also has a substantial loft space.

BATHROOM

Measurements –10'0" x 7'0"

The property's bathroom is fitted with a three-piece suite that comprises of; WC, hand wash basin and double ended bath with shower and rail above, obscure glazed window, ceramic tiling where appropriate to the full ceiling height, shaver socket, extractor fan and good sized shelved cylinder airing cupboard.



EXTERNAL

Outside the property occupies a lovely position, close to the village centre and has a long brick set driveway. This provides parking for a large number of vehicles (5 / 6).

Gardens to the front, the property has delightful, mature enclosed gardens with mature shrubbery and shaped lawn. A brick set pathway provides access around the home and gives access to the front entrance door. To the rear as the photographs suggest. This is a pleasant area with raised brick set patio / terrace, lower-level lawn with well-established borders and mature trees and shrubbery. It should be noted the property has external lighting and also has double glazing, gas fire, central rating.



ADDITIONAL INFORMATION

EPC rating – E

Property tenure – Freehold

Local authority – Kirklees

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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent

mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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