



32 Stonecroft Gardens

Shepley, Huddersfield, HD8 8EX

A brilliant opportunity to buy a detached family home in one of the most sought after positions in Shepley, a short walk from all the local amenities and train station. The property is ready for a programme of modernisation and has huge potential to create exactly the home you want. Briefly comprises entrance hallway, downstairs wc, breakfast kitchen, pantry, dining room, lounge and garden room. To the first floor are four bedrooms, master with ensuite and family bathroom. Integral double garage with utility area. Gardens and off road parking. NO VENDOR CHAIN.

O.I.R.O £525,000

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- FOUR BEDROOM DETACHED FAMILY HOME IN THIS SOUGHT AFTER LOCATION
- REQUIRES MODERNISATION WITH POTENTIAL FOR IMPROVEMENT AND EXTENSION
- ENVIABLE PLOT BACKING ONTO PLAYING FIELDS WITH VIEWS
- LOUNGE, DINING ROOM AND GARDEN ROOM
- OFF ROAD PARKING AND INTEGRAL DOUBLE GARAGE
- NO VENDOR CHAIN

Entrance

Hallway

11'0" x 9'4" (3.35m x 2.84m)

WC

6'5" x 3'0" (1.96m x 0.91m)

Breakfast Kitchen

13'4" x 9'5" (4.06m x 2.87m)

Pantry

6'5" x 6'0" (1.96m x 1.83m)

Double Garage

18'7" x 17'8" (5.66m x 5.38m)

Dining Room

11'0" x 10'5" (3.35m x 3.18m)

Lounge

20'0" x 13'4" (6.10m x 4.06m)

Garden Room

25'1" x 7'6" (7.65m x 2.29m)

First Floor Landing

Master Bedroom

14'4" x 11'6" (4.37m x 3.51m)

Ensuite

8'1" x 7'1" (2.46m x 2.16m)

Bedroom 2

12'5" x 11'0" (3.78m x 3.35m)

Bedroom 3

13'4" x 8'8" (4.06m x 2.64m)

Bedroom 4

8'0" x 7'3" (2.44m x 2.21m)

Bathroom

8'0" x 6'10" (2.44m x 2.08m)

Garden

Off Road Parking



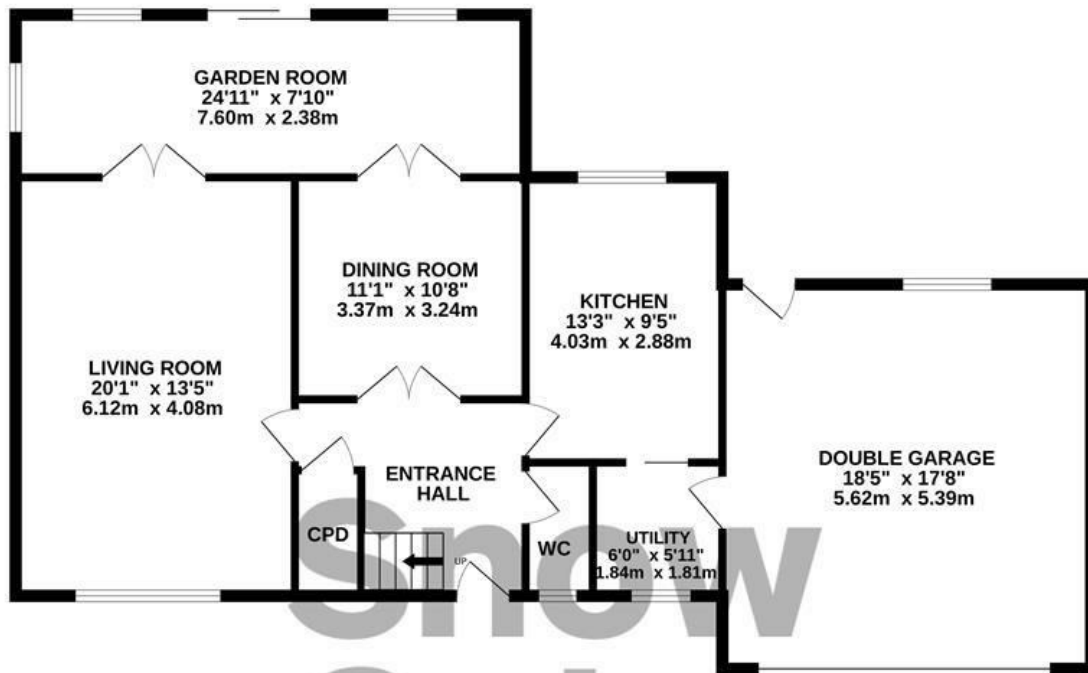
Directions

From Abbey Road turn onto Lea Drive and then right onto Stonecroft Gardens where the property can be found at the top of the cul de sac on the right hand side.

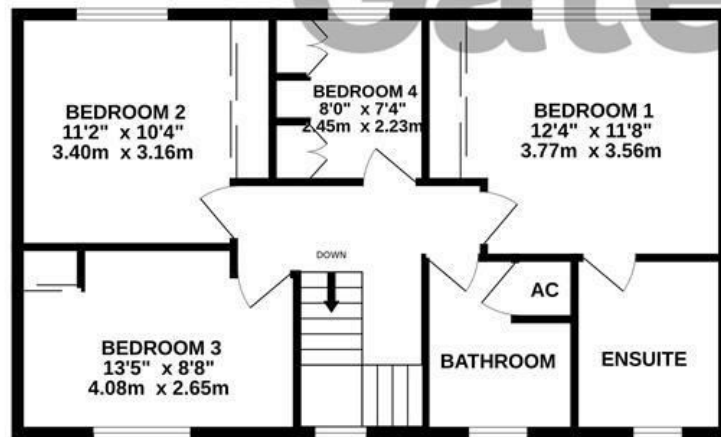


Floor Plan

GROUND FLOOR



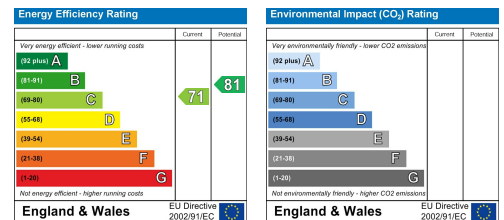
1ST FLOOR



TOTAL FLOOR AREA : 1877 sq.ft. (174.4 sq.m.) approx.

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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