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**Plot 1 Spindle Row, off Marsh Lane
Shepley, Huddersfield, HD8 8AS**

A four bedroom detached family home at the entrance of this exclusive development in this extremely sought after village. Expected to be ready AUGUST 2026 the property will be built from dyed and tumbled stone with both period and contemporary detailing. Comprises entrance hall way, downstairs wc, utility, lounge and open plan living/dining kitchen. To the first floor are four double bedrooms, master with ensuite and family bathroom. Off road parking, EV point and solar panels.

£500,000

Plot 1 Spindle Row, off Marsh Lane

Shepley, Huddersfield, HD8 8AS



- FOUR BEDROOM DETACHED FAMILY HOME
- OFF ROAD PARKING AND GARDEN
- HUGE OPEN PLAN LIVING/DINING KITCHEN AND SEPARATE LOUNGE
- APPROXIMATELY 1400 SQUARE FEET
- DOWNSTAIRS WC AND SEPARATE UTILITY ROOM
- AVAILABLE AUGUST 2026

General/Important

Entrance

Cloakroom

Lounge

Utility

Open plan living/dining kitchen

First Floor Landing

Master Bedroom

Ensuite

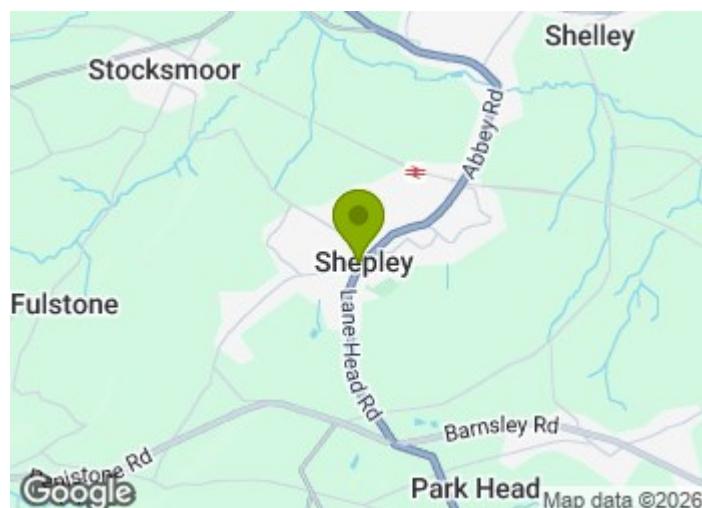
Bedroom 2

Bedroom 3

Bedroom 4

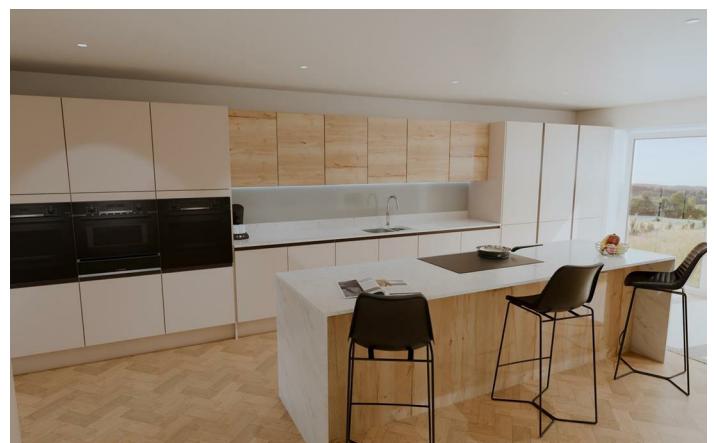
Family Bathroom

Garden and Parking

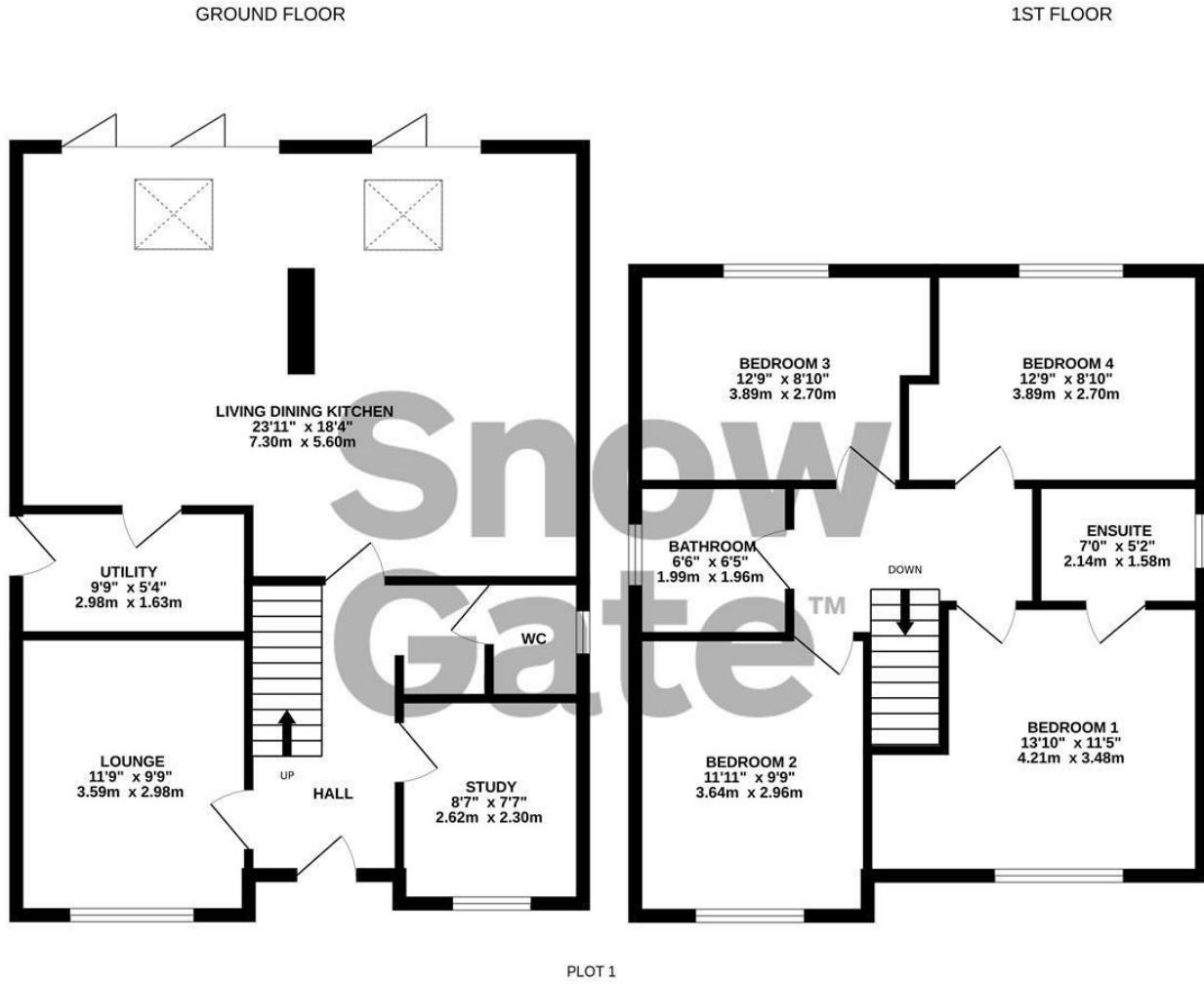


Directions

The Orchard is accessed from Marsh Lane and situated slightly further up from the entrance to the cricket club but on the opposite side.



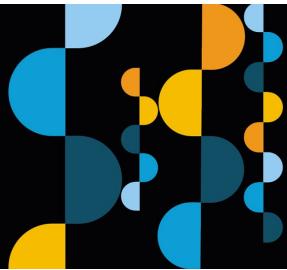
Floor Plan



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Projected
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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