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Plot 8 Spindle Row, off Marsh Lane

Shepley, Huddersfield, HD8 8AS

A five double bedroom detached family home with amazing open farmland views to the rear, expected to be ready Summer 2026. The property will be built to exacting standards and has been designed to suit modern living with lounge, study and open plan living/dining kitchen along the rear of the property with bifolding doors opening to the garden looking across the stunning countryside. Briefly comprises entrance hallway, downstairs wc, study, lounge, huge open plan living/dining kitchen and separate utility. To the first floor are five double bedrooms, three with ensuite and a family bathroom. Double garage, off road parking, EV charge point and solar panels.

£900,000

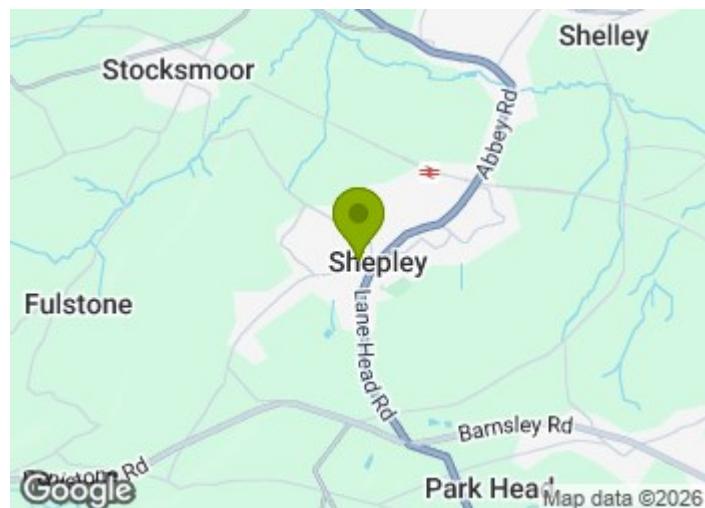
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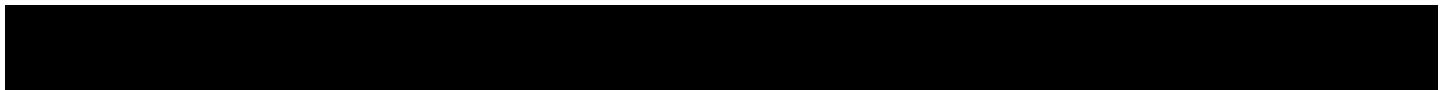
- FIVE BEDROOM/THREE ENSUITE DETACHED FAMILY HOME
- LOUNGE WITH FIREPLACE AND SEPARATE HOME OFFICE
- HUGE OPEN PLAN LIVING/DINING KITCHEN
- INTEGRAL DOUBLE GARAGE, OFF ROAD PARKING AND GARDENS
- AMAZING OPEN ASPECT FARMLAND VIEWS
- AVAILABLE SUMMER 2026

General/Important information	First Floor Landing	Bedroom 5
Entrance	Master Bedroom	Family Bathroom
Study	Ensuite	Garden and Parking
Cloakroom/WC	Bedroom 2	
Open Plan Dining Kitchen and Family room	Dressing Room	
	Ensuite	
Lounge	Bedroom 3	
Utility	Ensuite 3	
Double Garage	Bedroom 4	

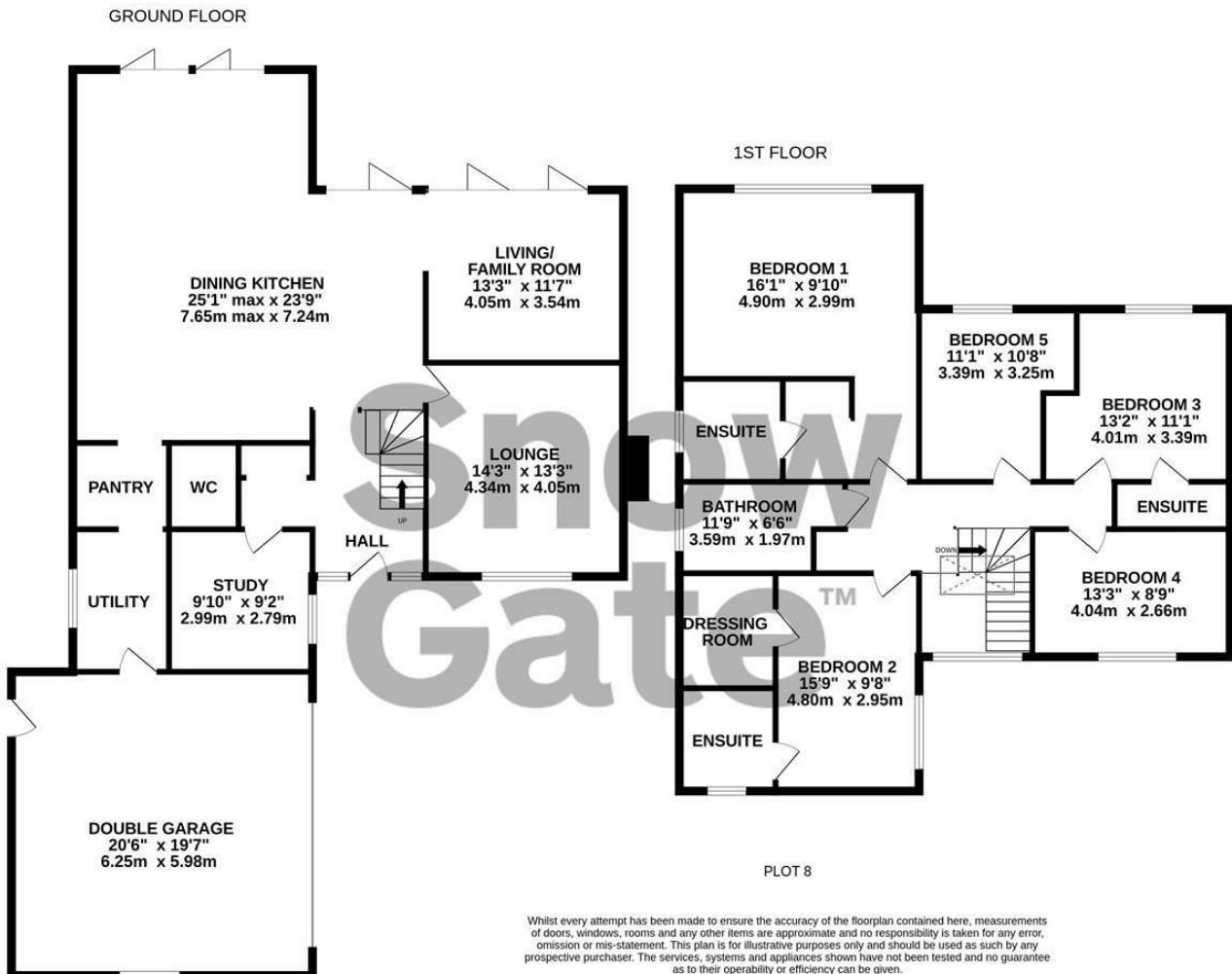


Directions

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

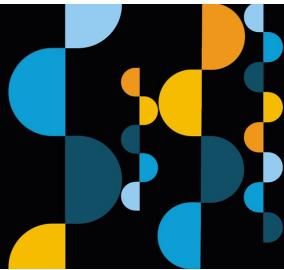


Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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



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