



Lane Head Road, Shepley Huddersfield HD8 8BW

welcome to

Lane Head Road, Shepley Huddersfield

STUNNING SEMI DETACHED PERIOD RESIDENCE BOASTING FOUR DOUBLE BEDROOM ACCOMMODATION WITH THREE ADDITIONAL ATTIC ROOMS AND HOME OFFICE. SITUATED ON A PLOT IN EXCESS OF ONE ACRE AND HAVING SPLENDID GARDENS, STABLES, AND DETACHED DOUBLE GARAGE.

Summary

Upon entry of this stunningly presented period property the attention to detail is clear to see. Restored by the current vendors to a high specification the spacious accommodation located on three floors boasts great versatility in its usage. With character features at every turn the four bedroom accommodation is further complemented by attic rooms on the upper floor offering additional bedrooms or home office. The cellar rooms also provide great potential if required. Three sizeable reception rooms will appeal to the growing family or the entertainers whilst externally the plot, in total of just over an acre; offers delightful and extensive gardens with both stables and paddock which should also appeal to the equestrian. Located on the fringes of the highly sought after village of Shepley the property sits nicely for the amenities and well regarded schooling along with ease of access to major road networks for surrounding commercial centres. Some fixtures and fittings are up for negotiation.

Accommodation Entrance Vestibule

There is an original Victorian tiled floor covering with mat insert and door leading to:

Entrance Hall

The impression of grandeur immediately springs to mind on entry with the high ceiling and skirting along with decorative cornice. There are two central heating radiators and an elegant original Victorian staircase ascends to the first floor with spindle balustrade.

Living Room

19' 8" max x 14' 10" max (5.99m max x 4.52m max)
With a wealth of natural light flowing through the

room via the large bay window to front aspect and window to side aspect. The focal point of the room is the solid fuel stove set to feature ornate fireplace. There is decorative cornice to ceiling and two central heating radiator.

Sitting Room

15' 2" x 12' 4" (4.62m x 3.76m)
A fabulously decorated room boasting a period fireplace with tiled insert and hearth. The room offers further reception space and has fitted recess storage cupboards, a delft rack and is double glazed to side aspect.

Dining Room

15' 2" x 15' max (4.62m x 4.57m max)
A sizeable room oozing character with a vast amount of space for dining furniture and having an original Victorian fireplace with marble insert and hearth. There is an exposed polished timber flooring whilst the room has various wall light points, cornice to ceiling and high skirts and is double glazed to front aspect.

Breakfast Kitchen

16' 4" max x 14' 9" max (4.98m max x 4.50m max)
Another fabulous room having a stylish range of shaker style wall and base units with granite worksurfaces incorporating a pot Belfast sink. Appliances include the six burner range cooker, and dishwasher, there is plumbing for a washing machine and space for fridge freezer whilst the centre island houses the integral fridge and provides additional storage. The room has a multi fuel stove set to feature recess, coving to ceiling, a laminate floor covering, concealed unit lighting and is double glazed to rear aspect.

Utility





Fitted with a range of base units and worksurfaces there is a laminate floor covering, radiator and the central heating boilers.

W/ C

White low flush w/c and hand washbasin with a continuation of the floor covering, complementary tiled splashbacks, delft rack and extractor.

Cellar Rooms

A series of four rooms, the largest being 19'9" x 15'2" providing further development potential for the discerning purchaser.

First Floor Master Bedroom

19' 8" max x 14' 10" (5.99m max x 4.52m)

A splendid master suite of generous proportions with a delightful outlook to two aspects and decorative cornice to ceiling. There are two central heating radiators and a door leads to the Jack and Jill en suite.

En Suite/ Bathroom

12' 7" x 6' 10" (3.84m x 2.08m)

Attractive white suite comprising of low flush w/c and pedestal hand washbasin along with corner shower having rainfall unit and attachment. There are tiled surrounds, a vinyl floor covering, gold heated towel rail and double glazed window to front elevation.

Bedroom Two

15' 7" x 15' max (4.75m x 4.57m max)

Being the perfect guest room having roll top surface with inset hand washbasin. There is a fitted wardrobe, cornice to ceiling, and double glazed window to front aspect.

Bedroom Three

16' x 11' 7" max (4.88m x 3.53m max)

Another generous double room with fitted wardrobe, pedestal hand washbasin, coving to

ceiling and double glazed to rear aspect.

Bedroom Four

16' x 8' 9" plus doorwell (4.88m x 2.67m plus doorwell)

The final double room on this floor with an aspect over the rear garden along with coving to ceiling.

W/ C

White low flush w/c and hand washbasin with double glazed obscure window.

Bathroom

12' x 6' (3.66m x 1.83m)

Splendid room boasting elegance with the suite having pedestal hand washbasin, double ended Heritage spa bath with telephone style attachment. There is a quadrant shower cubicle with rainfall unit and the room has a vinyl floor covering, complementary tiled surrounds, a linen cupboard, heated towel rail and double glazed obscure window.

Upper Floor

With a staircase leading up to the attic, there two storage rooms and the following:

Home Office

15' 5" x 12' 1" (4.70m x 3.68m)

This attic room is currently utilised as the home office and has an angled ceiling with roof window and under eaves storage.

Attic Room One

14' max x 11' 10" (4.27m max x 3.61m)

This room has a period style fireplace, beamed ceiling, under eaves storage and is double glazed to rear aspect.

Attic Room Two

16' x 12' (4.88m x 3.66m)

Another room with huge potential having angled beamed ceiling and double glazed to rear aspect.



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welcome to

Lane Head Road, Shepley Huddersfield

- Semi Detached Period Residence
- Four Double Bedrooms Plus Attic Rooms
- Sizeable Plot With Extensive Gardens & Paddock
- Double Garage
- Character Features

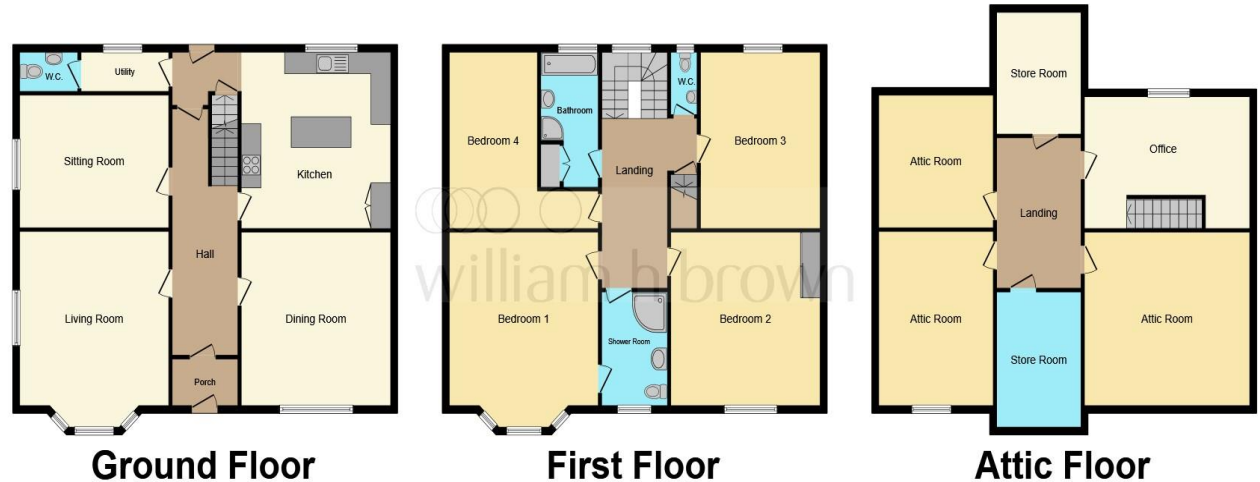
Tenure: Freehold EPC Rating: E

offers over

£800,000

directions to this property:

Leave Holmfirth via Station Road, which in turn becomes New Mill Road. Upon reaching New Mill village centre, take the left turning into Penistone Road, (signposted Barnsley) and proceed for approximately two miles to the village of Shepley. Turn left onto Cross Lane and left again onto Lane Head Rd where the property can be found on the left hand side.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
HMF107070 - 0017

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