



Station Road, Shepley HUDDERSFIELD HD8 8DG

welcome to

Station Road, Shepley HUDDERSFIELD

STUNNING DETACHED RESIDENCE BOASTING DECEPTIVELY SPACIOUS AND VERSATILE FOUR/FIVE BEDROOM ACCOMMODATION SIMPLY PERFECT FOR THE MODERN GROWING FAMILY. ENHANCED EXTERNALLY BY ALMOST AN ACRE OF FABULOUS GARDENS AND THE PROPERTY SITS WITHIN THE SOUGHT AFTER VILLAGE OF SHEPLEY.





Ground Floor



First Floor

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.

Summary

Accommodation

Entrance Porch

Entrance Hall

Living Room

16' 2" x 15' 8" (4.93m x 4.78m)

Garden/ Sun Room

16' 6" x 15' (5.03m x 4.57m)

Family Room

16' 5" x 11' 3" (5.00m x 3.43m)

Dining Kitchen

21' 2" x 21' 1" (6.45m x 6.43m)

Bedroom

11' 3" max x 10' 4" (3.43m max x 3.15m)

Utility

Bedroom / Home Office

12' 4" x 12' (3.76m x 3.66m)

Shower Room

Upper Floor

Bedroom

19' 4" x 15' 6" (5.89m x 4.72m)

Walk In Wardrobe

Bedroom

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- EXTENDED DETACHED RESIDENCE
- APPROACHING 3000 SQ FT
- VERSATILE 4/5 BEDROOM ACCOMMODATION
- EXTENSIVE PLOT/GARDENS APPROX 0.92 OF AN ACRE
- IMMACULATE PRESENTATION

Tenure: Freehold EPC Rating: C

£720,000



directions to this property:

Leave Holmfirth via Station Road and proceed out towards New Mill, upon entering the village, take the left turn into Penistone Road (sign posted Barnsley).

Carry on for approximately a mile and a half, and turn left into Marsh Lane.

Follow this road to the bottom, bear left onto Station Road and the property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HMF107656



Property Ref:
HMF107656 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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