



**Abbey Road,Shepley Huddersfield HD8 8EL**



**welcome to**

## **Abbey Road, Shepley Huddersfield**

SUBSTANTIAL END TERRACED RESIDENCE AFFORDING GENEROUS AND FLEXIBLE FOUR BEDROOM ACCOMMODATION IDEAL FOR THE GROWING FAMILY OR HOME WORKER, EXTERNALLY HAVING LOW MAINTENANCE GARDENS AND OFF STREET PARKING.

### **Summary**

Located in the ever popular village of Shepley is this substantial end terraced residence ideal for the growing family and boasting versatile four bedroom accommodation located on four levels. Briefly comprising ground floor dining kitchen, living room, lower ground floor snug, studio, home office and w/c, three first floor bedrooms and house bathroom and upper floor attic bedroom. Affording a wealth of character the spacious living accommodation is further enhanced externally by low maintenance gardens and off street parking. With a wealth of amenities close at hand the property is also in the catchment for well regarded schooling and has ease of access to major arterial routes for the commuter.

### **Accommodation Dining Kitchen**

18' x 13' ( 5.49m x 3.96m )

The room is fitted with a range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. There is a stainless steel five burner gas hob and electric oven whilst there is plumbing for a dishwasher and space for a fridge freezer. The room has a breakfast bar, concealed unit lighting, complementary tiled surrounds and floor covering, a cloaks cupboard, two central heating radiators and is double glazed to front aspect.

### **Side Lobby**

Tiled floor covering and door leading to the side of the property.

### **Living Room**

18' 1" max x 13' 9" ( 5.51m max x 4.19m )

A sizeable room with ample space for freestanding furniture, the focal point being the gas coal effect fire set to period style surround. There are fitted

recess cupboards, decorative coving to ceiling, fitted bookshelving, dado rail and stripped floorboards. The room has a central heating radiator and natural light is flowing through the room via the double glazing to two aspects.

### **Lower Ground Floor Snug/Sitting Room**

18' 8" x 13' 8" ( 5.69m x 4.17m )

A useful second reception room again giving the property versatility in its usage. There is a characterful wood burner set to recess whilst the room has tiled floor covering, various wall light points dado rail and central heating radiator. There is a door leading to a useful utility area with plumbing for the washing machine and the room is double glazed to rear aspect with a door leading out into the rear garden.

### **Studio/Playroom**

12' 10" x 10' 7" ( 3.91m x 3.23m )

Again boasting a wealth of options in its usage the room currently having a butchers block effect worksurface and storage cupboards, vinyl floor covering, inset ceiling lighting, central heating radiator and double glazed window to front aspect. This room leads to:

### **Home Office**

16' 6" x 7' ( 5.03m x 2.13m )

Ideal for the home worker the room has understairs storage, inset ceiling lighting, radiator, vinyl floor covering and is double glazed to front aspect.

### **W/C**

Just off the snug and having a white low flush w/c and hand washbasin with tiled surrounds and floor covering, inset ceiling lighting, radiator and double glazed window to side aspect.





### First Floor Bedroom Two

13' x 9' 4" ( 3.96m x 2.84m )

A sizeable double room with built in storage cupboard, a laminate floor covering, coving to ceiling, radiator and double glazed window to front aspect.

### Bedroom Three

13' x 9' 4" max ( 3.96m x 2.84m max )

Another double room this one having coving to ceiling, central heating radiator and again being double glazed to front aspect

### Bedroom Four

11' x 8' 1" ( 3.35m x 2.46m )

A room that could also accommodate a double bed having coving to ceiling, radiator and double glazed window to rear aspect.

### House Bathroom

10' 7" x 9' 6" ( 3.23m x 2.90m )

A generously proportioned room attractively presented in a period style with white low flush w/c, vanity style hand washbasin and bath with telephone style attachment. There is a a quadrant shower cubicle and the room has tiled surrounds, a vinyl floor covering, chrome effect heated rail ladder and is double glazed to rear aspect.

### Attic Bedroom

18' restricted head height x 16' 8" ( 5.49m restricted head height x 5.08m )

The room has built in wardrobes and undereaves storage, two central heating radiators, a velux roof window and double glazed window to side aspect.

### External

To the front of the property is an area ideal for pots and planters. To the rear are low maintenance gardens with paved area perfect for relaxing or dining al fresco and having power points and

external lighting. Adjacent is off street parking and this leads to a further garden area that is paved, gravelled and has vegetable beds and a useful garden shed.



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## Abbey Road, Shepley Huddersfield

- Substantial End Terraced Residence
- Four Bedroom Accommodation On Four Levels
- Gardens To Rear
- Off Street Parking
- Period Features

Tenure: Freehold EPC Rating: E

**£375,000**

### directions to this property:

Leave Holmfirth via Station Road, proceed out towards New Mill.

Upon entering the village, take the left turn into Penistone Road (sign posted Barnsley) and carry on for approximately a mile and a half.

At the top of the hill turn left into Marsh Lane, follow this road to the end, and turn left at the main road by the pelican



**Lower Ground Floor**

**Ground Floor**

**First Floor**

**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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