



Hall Syke, Shepley HUDDERSFIELD HD8 8AN

welcome to

Hall Syke, Shepley HUDDERSFIELD

MID TERRACE COTTAGE SET IN A SEMI RURAL HAMLET POSITION. OFFERING CHARACTER AND CHARM. DELIGHTFUL SPACIOUS COTTAGE GARDEN TO THE FRONT, WITH OFF ROAD PARKING FOR TWO VEHICLES TO THE REAR, WITH USEFUL STORAGE SHED/BIN STORAGE. CELLAR WITH POWER AND LIGHT. TWO BEDROOMS.

Summary

Attractive two bedroom cottage set within this idyllic hamlet, however still being within close proximity to the amenities that Shepley has to offer, along with the train station, and excellent commuting networks. The property oozes character and charm, along with a delightful cottage garden and off road parking to the rear for two vehicles. Briefly comprising of lounge, dining kitchen, cellar, to first floor bedroom two and room (please note these two rooms and the landing area were originally the master bedroom but have been divided up to create additional usable space) spacious luxury bathroom. Carpeted staircase leading to attic bedroom one. Making this property an ideal proposition for a professional couple or downsize.

Accommodation

Enter through the back into:

Porch

Tiled floor covering, with a range of fitted bespoke timber storage cupboards. Oak stable door giving access to rear.

Inner Hall Lobby

Tiled floor covering giving access to porch.

Dining Kitchen

11' 10" x 11' 9" (3.61m x 3.58m)
Attractive dining kitchen with a good range of oak wall and base units, incorporating plumbing for washing machine, space for fridge and freezer, recessed brick chimney giving space for a range, with wine storage to side. Double glazed window to rear. Laminated tile effect covering.

Lounge

14' 6" x 14' 4" (4.42m x 4.37m)

Neutrally decorated attractive lounge with coving to ceiling. Exposed floor boards. The real focal point being the recessed fireplace with multi stove, lintel is stone with a timber shelf and stone hearth. Access into dining kitchen. Radiator. Access to front garden via double glazed door.

Cellar

Stone steps leading from kitchen into this useful cellar, with power and light, currently houses the chest freezer. Stone slab, making an ideal work station space. Window.

Landing

Carpeted staircase leading to first floor landing. Double glazed window to rear. Inner hallway off this space with built in cupboards, shelving and storage currently utilised as office space.

Bedroom Two

14' 5" x 7' (4.39m x 2.13m)

Neutral bedroom with double glazed window to front. Radiator.

Snug/Office/Spare Room

8' 9" Max x 7' 3" (2.67m Max x 2.21m)

Formally being part of the master bedroom but currently sectioned into 3 separate spaces, this room is used by the vendor as an occasional third bedroom.

House Bathroom

11' 8" x 7' 3" (3.56m x 2.21m)

This spacious luxurious four piece bathroom suite. Comprising of free standing bath, with cooper style base and telephone handset. Walk in shower with rainfall shower head and additional hand set, contrasting brick tiled walls, and attractive





decorative floor tiles. Further complimented by Contrasting his and her sink which is set upon bespoke oak shelving and low flush WC. Inset down lights to ceiling and pendant light over bath, and porcelain tiled floor. Also housing the boiler. Column dual fuel radiator. Underfloor heating

Attic Bedroom One

14' 5" x 10' 9" (4.39m x 3.28m)

Carpeted staircase leading to attic bedroom. Spacious bedroom with carpeted floor covering. Built in modern storage with additional into eaves storage. Velux window. Radiator.

External

To the front of the property is a delightful cottage garden, the well manicured walled garden is well stocked with an array of plants and shrubs, laid to lawn garden, and paved seating area. To the rear is a paved parking area for two vehicles, useful storage shed and bin storage.

Foot Note

Septic tank housing six properties. Shared access path at the front with neighbouring property.



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welcome to

Hall Syke, Shepley HUDDERSFIELD

- Mid Cottage Set To Hamlet position
- Two Bedrooms
- Delightful Cottage Garden
- Parking To Rear For Two Vehicles
- Useful Storage Cellar

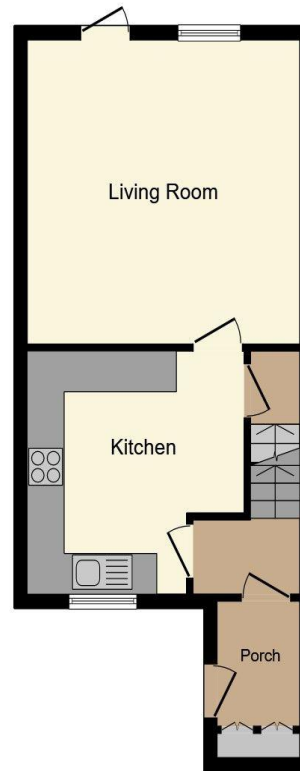
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£250,000

directions to this property:

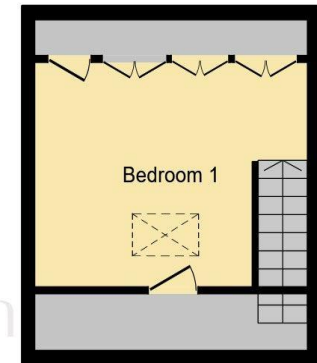
Leave Holmfirth via Victoria Street, continuing on Towngate, A635 towards Penistone Road, continuing through New Mill. Taking the A616 Penistone Road. Continuing until turning left onto Marsh lane and taking a left hand turn onto Jenkyn Lane that leads onto Hall syke. Where the property can be identified by our for sale board.



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

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Property Ref:
HMF108588 - 0005

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