



16 Stonebridge Walk
Shepley | Huddersfield | West Yorkshire | HD8 8BS

FINE & COUNTRY





STEP INSIDE

16 Stonebridge Walk

This lovely 4-bedroom modern detached stone-built property is located within the popular village of Shepley on the outskirts of Huddersfield. The village of Shepley is in the HD8 postcode and is favoured for fabulous local amenities and transport links including regular bus services and a trainline serving the Penistone line towards Huddersfield in one direction and Sheffield in the other. Catchment to Shepley First School is supported by Shepley pre-school which also offers wrap-around-care with an out of school club for out of school hours, this then feeds into Kirkburton Middle School and then onto Shelley Collage, all of which have an excellent reputation and 'good' OFSTED reports, Shelley Collage boasting 'outstanding'.

The property is located within a cul-de-sac setting of other similar well-presented properties and has been enjoyed by the current owner for just a short time. Modern upgrades have been made to offer a very well-presented family home with modern fixtures and fittings throughout. There is an enclosed rear garden and driveway parking with an integrated storage garage. The property is completed with double glazing and gas central heating.

GROUND FLOOR

To the ground floor there is an entrance hall with doors to the WC, utility room and spacious open plan living dining kitchen. In the entrance hall there is timber flooring and a staircase rising to the first-floor landing.

The modern open plan layout to this spacious living dining kitchen creates a lovely sociable setting. The kitchen is to the front elevation, there are a generous amount of contemporary built in base and wall units in a cream gloss finish, with integrated appliances including oven and separate hob with extractor fan over, fridge, and dishwasher. The units are completed with a quality worksurface and sink unit with drainer and mixer tap.

Open to the kitchen there is a sociable dining area which has fully glazed French doors that lead out to the rear garden, this in turn leads into the spacious sitting area.

The sitting room is spacious and although open plan, still has the feeling of a snug but spacious room, completed with a contemporary hole in the wall living flame gas fire and fully glazed French doors leading out to the garden. All three areas have quality timber flooring.

The useful utility room has built in storage cupboards and plenty of space for additional utility items. From the utility room there is internal access into the storage garage.

The downstairs WC has a white suite comprising a WC and hand wash basin, with an obscured window to the front elevation.

FIRST FLOOR

To the first-floor landing there is a modern glass and oak staircase and doors leading to the bedrooms and bathroom.

The master bedroom has been recently upgraded and includes a full wall of quality modern fitted wardrobes. There is a window to the rear elevation and door leading to the en-suite shower room. The shower room comprises a step-in shower cubicle, WC and hand wash basin, with tiles to the walls, tiles to the floor, a heated towel rail and an obscured window.

There are a further three double bedrooms.

The house bathroom has a modern white suite and comprises a bath with shower over and glass shower screen, WC and hand wash basin which are built within a vanity unit with storage. This is complete with tiles to the walls, tiles to the floor, a heated towel rail and an obscured window.







STEP OUTSIDE

16 Stonebridge Walk

GARDEN

The rear garden boasts a southerly aspect and has a flat level lawn and paved patio area. The garden is fully enclosed with fence boundaries and has an access gate from the front of the property.

DRIVEWAY PARKING AND GARAGE

The property benefits from having driveway parking which leads to an integral storage garage which has an electric up and over garage door.

ADDITIONAL INFORMATION

The property is freehold with an EPC rating of C and a Kirklees Council tax band E. There is mains electricity, mains water, mains drainage and mains gas at the property. The property has double glazing throughout and fibre broadband connection directly into the house.

Please make reference to the title plan and note the property provides a right of access within the boundary to a neighbouring property - 18 Stonebridge Walk.

DIRECTIONS

From Abbey Road South as if driving in the direction towards Huddersfield take a left turn down Yew Tree Road. At the end of Yew Tree Road turn right down Station Road and right into Stonebridge Walk where the property can be found on the right hand side. Postcode - HD8 8BS



Council Tax Band: E

Tenure: Freehold

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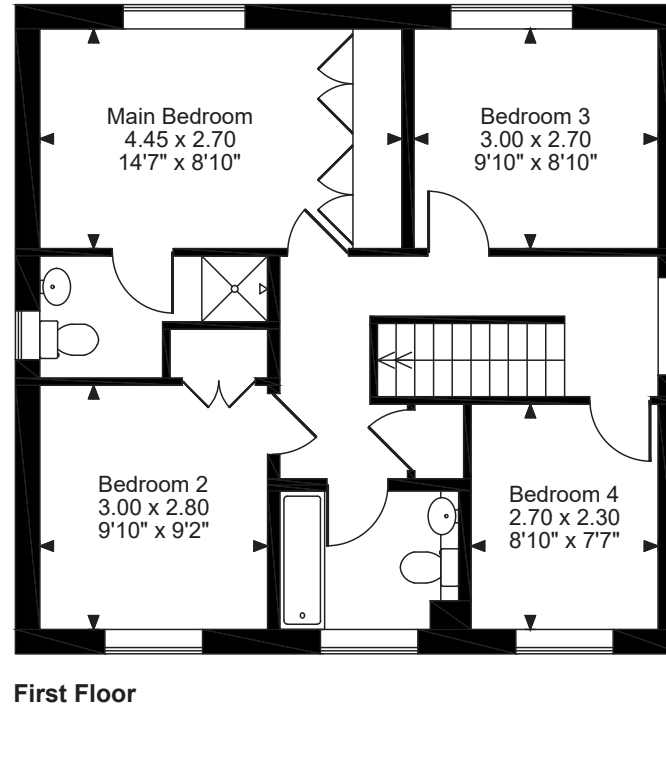
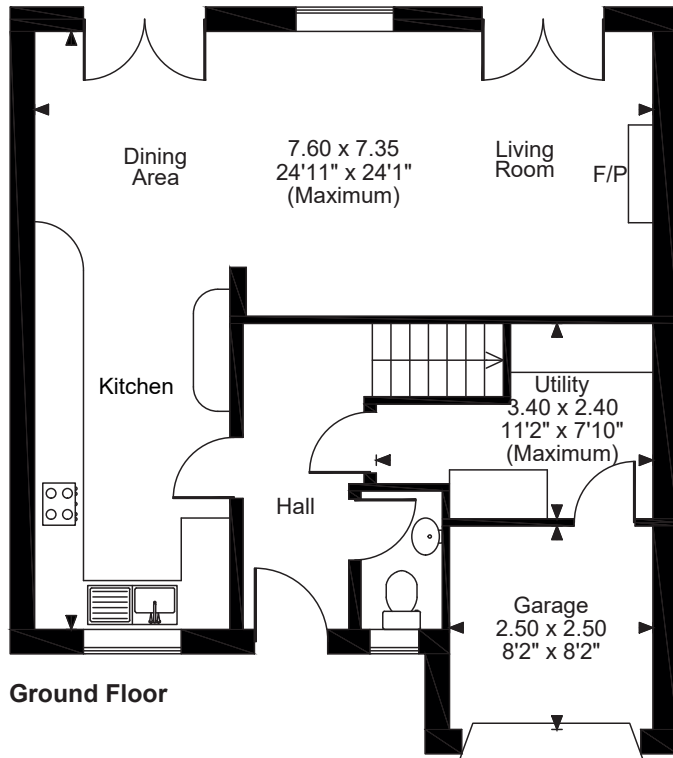
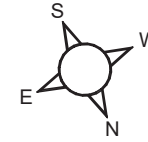
Stonebridge Walk, Shepley, Huddersfield

Approximate Gross Internal Area

Main House = 1167 Sq Ft/108 Sq M

Garage = 67 Sq Ft/6 Sq M

Total = 1234 Sq Ft/114 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2346083. Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ. Printed 24.07.2024



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