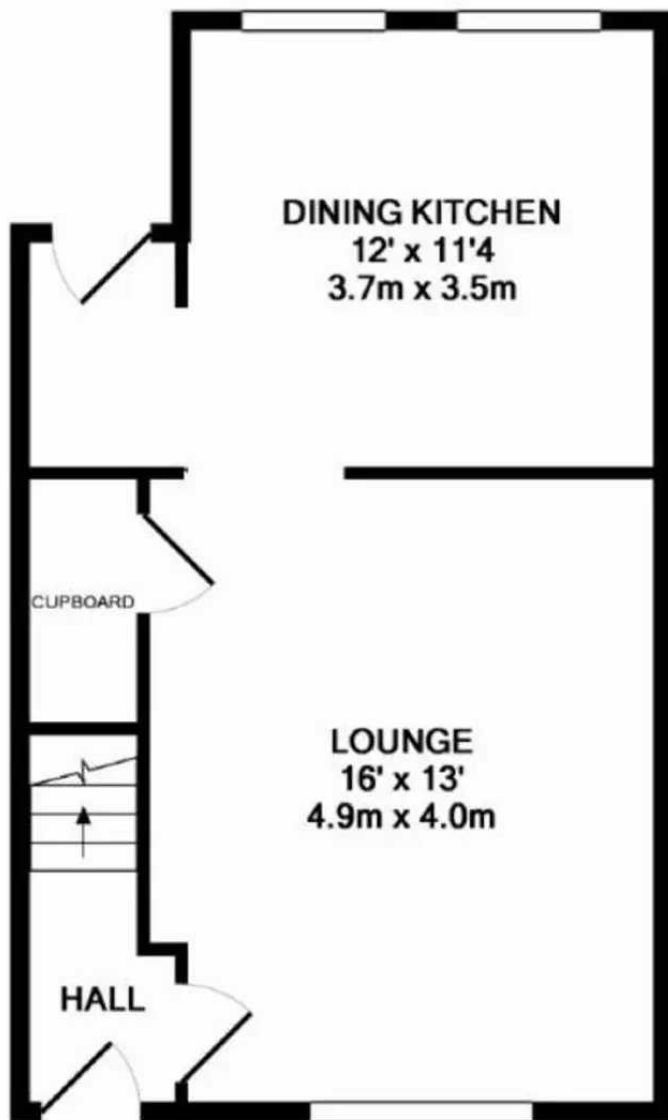




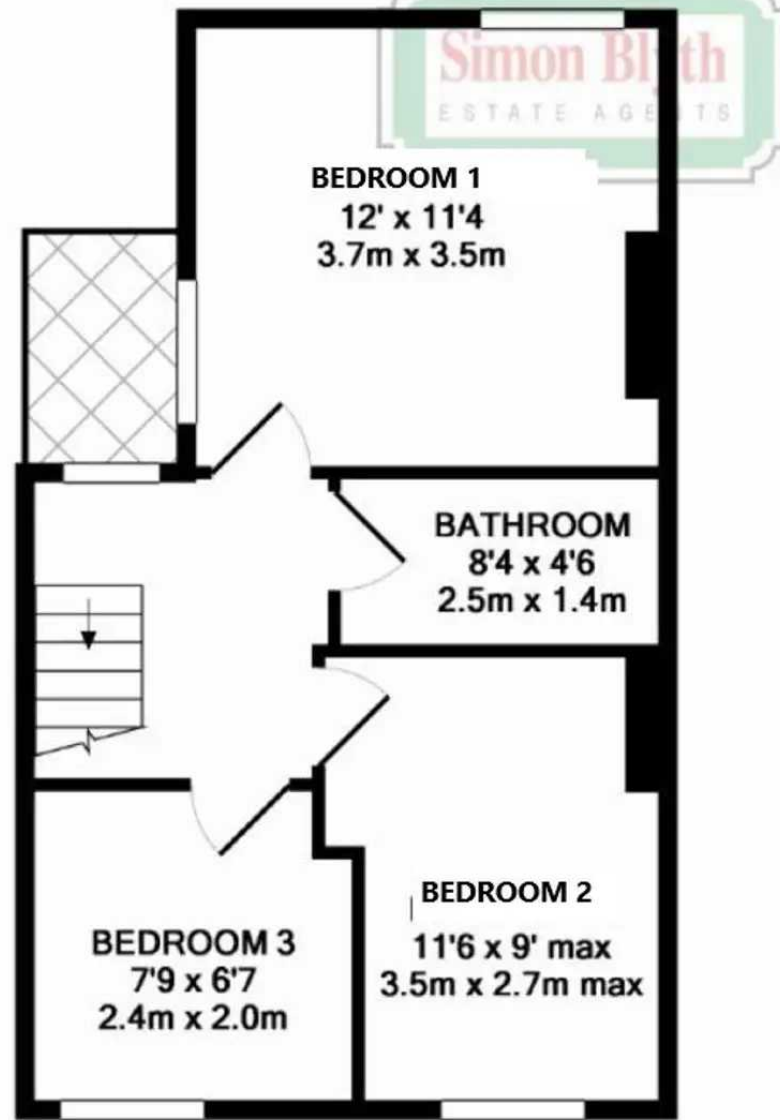
**99 Lane Head Road, Shepley**  
Huddersfield, HD8 8DB

Offers in Region of **£215,000**





GROUND FLOOR



1ST FLOOR





## 99 Lane Head Road

Shepley, Huddersfield, HD8 8DB

**\*\* OFFERED WITH NO ONWARD CHAIN \*\***

A BEAUTIFULLY PRESENTED, CHARACTER COTTAGE HAVING BEEN FULLY RENOVATED IN RECENT YEARS, BOASTING TWO PARKING SPACES, GARDENS TO THE FRONT AND REAR AND SITUATED IN THE HEART OF THE VILLAGE OF SHEPLEY. A SHORT WALK TO A RANGE OF AMENITIES, THE LOCAL TRAIN STATION AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. THE PROPERTY IS IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND INTERNAL VIEWINGS ARE ADVISED TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION ON OFFER.

The property briefly comprises of lounge, open-plan dining kitchen and rear lobby to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally to the front there is a garden area which has been decked for alfresco dining and sitting out, to the rear is a flagged area and with stairwell which leads to the parking area where there are two allocated spaces.

Tenure Freehold.

Council Tax Band B.

EPC Rating C.









### **OPEN PLAN DINING-KITCHEN**

12' 0" x 11' 4" (3.66m x 3.45m)

The open plan Dining-Kitchen room features two double glazed windows to the rear elevation, high quality flooring and inset spotlighting to the ceiling. The Kitchen features a range of fitted wall and base units with shaker style cupboard fronts and with complimentary work surfaces over which incorporate a single bowl composite Lamona sink ink unit with chrome mixer tap above, the Kitchen is well equipped with fitted appliances including a four ring Lamona gas hob with ceramic splash back and canopy style cooker hood over and a built in, electric, fan assisted Lamona oven. There is an integrated Lamona dishwasher and space and plumbing for a washing machine and the Kitchen benefits from soft closing doors and drawers, under unit lighting and there is space for a under counter fridge unit. The Kitchen also houses the property combination boiler and there is a television point and radiator.



### **REAR ENTRANCE**

From the kitchen, there is a rear entrance area which features a double-glazed composite door with leaded detailing which leads to the rear courtyard and here there is a wall mounted radiator, inset spotlight and space for coats, shoes and boots.

### **LOUNGE**

16' 0" x 13' 0" (4.88m x 3.96m)

The Lounge is a generously proportioned reception room which is decorated to a high standard and features a double-glazed window to the front elevation, and is accessed via a double glazed, composite door with leaded detailing and obscure glass from the front elevation. The lounge features three ceiling light points, a radiator and a staircase rises to the first floor with wooden banister and spindles and there is a useful understairs storage cupboards and television and telephone point.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing which has a double-glazed window to the rear elevation and doors provide access to three Bedrooms and the House Bathroom. There is a ceiling light point, a wooden banister with spindles over the stairwell head and a loft hatch with drop down ladder which gives access to a useful boarded attic space.

**BEDROOM ONE**

12' 0" x 11' 4" (3.66m x 3.45m)

Bedroom One is a light and airy, dual aspect double bedroom with ample space for free-standing furniture. There are windows to the rear and side elevations, a ceiling light point, and a radiator.

**BEDROOM TWO**

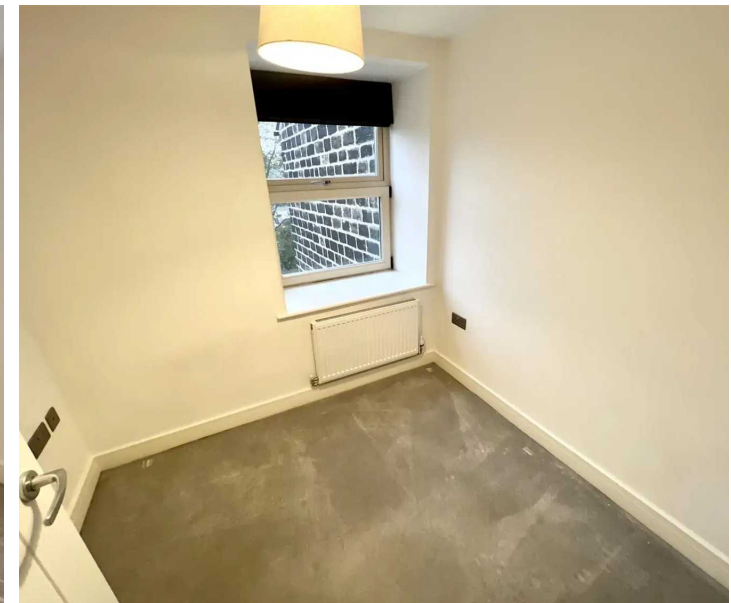
11' 6" x 9' 0" (3.51m x 2.74m)

Bedroom Two can accommodate a double bed, with space for free-standing furniture. There is a double-glazed window to the front elevation, which has a pleasant open-aspect view across Lane Head Road and towards the village centre. There is a radiator and central ceiling light point.

**BEDROOM THREE**

7' 9" x 6' 7" (2.36m x 2.01m)

Bedroom Three is a single bedroom which can be utilised as a home office or nursery. There is a double-glazed window to the front elevation, a radiator and ceiling light point.





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#### **HOUSE BATHROOM**

8' 4" x 4' 6" (2.54m x 1.37m)

The House Bathroom features a modern, white, three-piece suite, which comprises a P-shaped panel bath with thermostatic shower over and curved shower guard, a low-level W.C. with push-button flush, and a pedestal wash hand basin with chrome Monobloc mixer tap and tile splashback. There is high quality flooring, a chrome ladder-style radiator, inset spotlighting to the ceilings and an extractor fan.

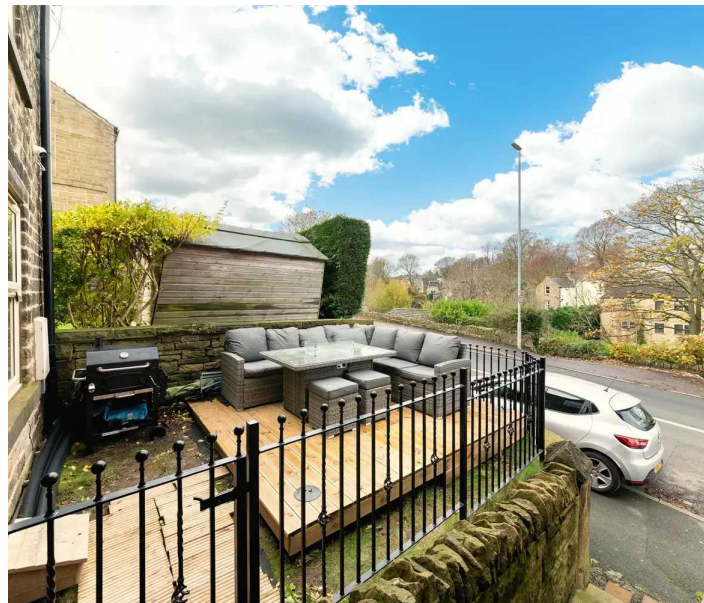


## EXTERNAL

To the front of the property is a raised low maintenance garden area with decked area ideal for alfresco dining and sitting out. To the rear is a flagged patio area part of which is communal with the neighbouring property. There is a stone stairwell which leads to a courtyard with allocated parking spaces. There are two spaces for the subject property and visitors parking available.

## ALLOCATED PARKING

2 Parking Spaces



## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.**

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## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm







## Simon Blyth Estate Agents

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