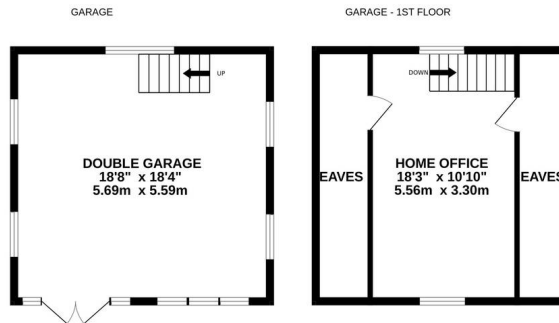
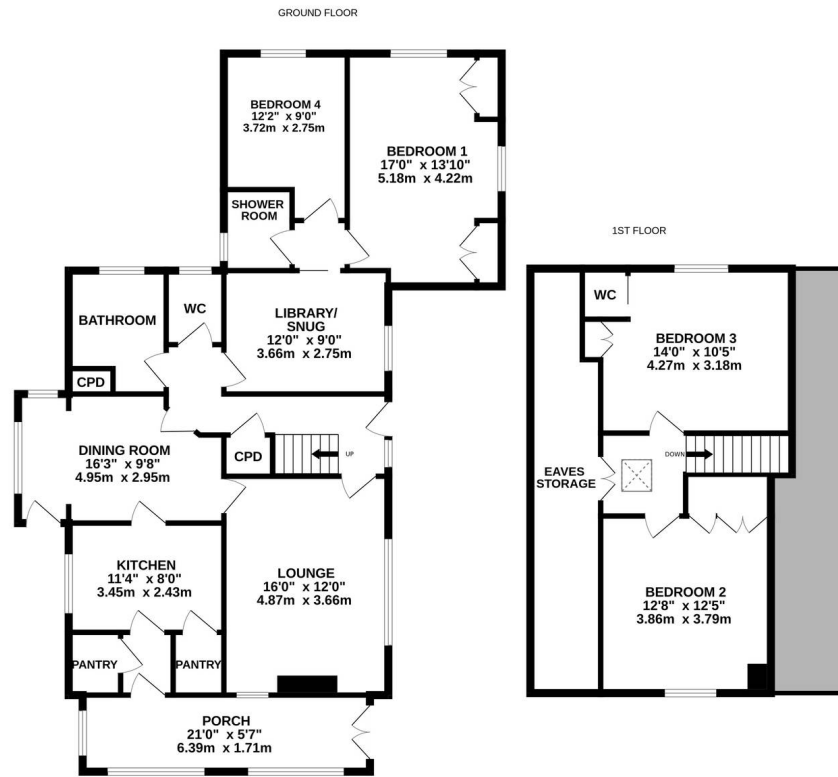




**Shaldon, 80 Marsh Lane, Shepley**

Huddersfield, HD8 8AS

Best & Final Offers Over **£500,000**



MARSH LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Shaldon, 80 Marsh Lane

Shepley, Huddersfield, HD8 8AS

A RARE OPPORTUNITY TO ACQUIRE A FABULOUS, LARGE PLOT (approx. 2000m<sup>2</sup>) WITH A DETACHED HOME UPON IT WHICH REQUIRES SIGNIFICANT UPGRADING OR REPLACEMENT (SUBJECT TO NECESSARY CONSENTS). WITH BROAD FRONTAGE TO MARSH LANE, THE GARDENS AND GROUNDS ARE PARTICULARLY MATURE WITH TREES AND SHRUBBERY. THE PROPERTY BENEFITS FROM EASY ACCESS TO THE LOCAL CRICKET GROUND AND FABULOUS RURAL WALKS, AND IS A SHORT DISTANCE FROM THE VILLAGE AND ITS AMENITIES, INCLUDING SCHOOL AND TRAIN STATION.

The accommodation comprises entrance hall, lounge, dining room, kitchen, broad front porch, family room/study, four good-sized bedrooms (two of which are on the ground floor level), bathroom, shower room, and separate w.c. The detached double garage has been partially converted into further accommodation with glazed doors to the front and a home/office studio upstairs. Previous planning consent also showed a link to the house. Externally, there is a long driveway and gardens that are sure to please. Offering a great deal of privacy, the home occupies a prime location and is ripe for renovation.

Tenure Freehold.

Council Tax Band E.

EPC Rating D.



**\*\* This property is offered for sale via the Best & Final Offers method. All bids must be submitted to the Kirkburton office by 12 noon on Thursday 10th October \*\***

## **GROUND FLOOR**

### **ENTRANCE**

A timber and glazed door gives access through to the entrance hallway which features a staircase rising to the first floor level and a doorway leading through to the lounge.

### **LOUNGE**

16' 0" x 12' 0" (4.88m x 3.66m)

The lounge is of a good size, has windows to the front and side elevation, an open fireplace with period-style fire, and book shelving with glazed front. A timber and glazed door then leads through to the dining room.

### **DINING ROOM**

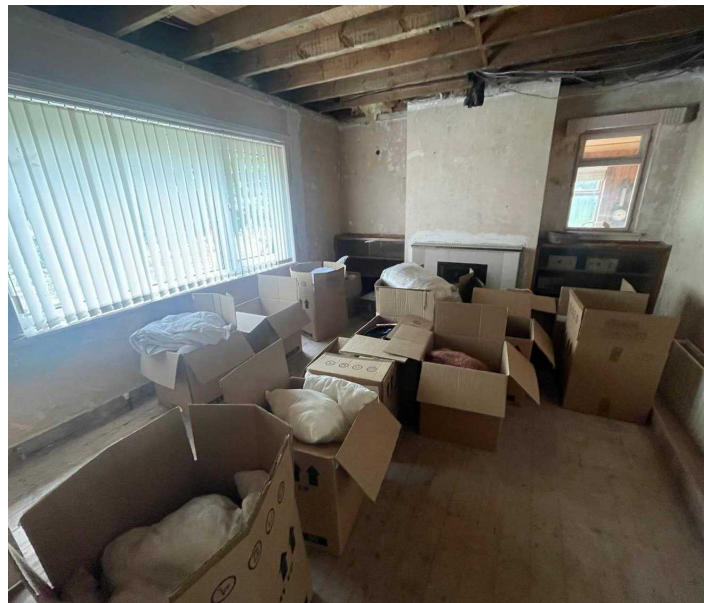
16' 3" x 9' 8" (4.95m x 2.95m)

The dining room is another good sized reception room featuring a window overlooking the property's side gardens and a timber and glazed door providing direct access out to these gardens/driveway. There is a fireplace and a doorway leading through to the kitchen.

### **KITCHEN**

11' 4" x 8' 0" (3.45m x 2.44m)

The kitchen features an outlook to the side, electric cooker point, stainless-steel sink unit, and a pantry.



### **EVERYDAY ENTRANCE LOBBY**

The everyday entrance lobby features a doorway leading to a further pantry store and provides access into the everyday entrance porch.

### **PORCH**

21' 0" x 5' 7" (6.40m x 1.70m)

The everyday entrance porch is positioned to the front of the home, is particularly broad, and features timber panelling and a large number of windows, providing a view out over the property's front gardens.

### **LIBRARY / SNUG**

12' 0" x 9' 0" (3.66m x 2.74m)

The library / snug is accessed from the entrance hallway and features library-style shelving, a window to the side.

### **BEDROOM ONE**

17' 0" x 13' 10" (5.18m x 4.22m)

The principal bedroom is a large double bedroom with windows to three sides, a high ceiling height with two ceiling light points, and built-in wardrobes with storage cupboards above.

### **BEDROOM FOUR**

12' 2" x 9' 0" (3.71m x 2.74m)

Bedroom four offers a view across the property's rear gardens and features built-in wardrobes.

### **SHOWER ROOM**

This shower room serves bedroom one and four, and is fitted with a low-level w.c., a pedestal wash hand basin, a shower cubicle, tiling where appropriate, a shaver socket, and an obscure glazed window.

### **BATHROOM**

The bathroom is fitted with a pedestal wash hand basin and a bath. There is an obscure glazed window and a cupboard which houses the gas central heating boiler.

### **SEPARATE W.C.**

Located adjacent to the bathroom, this room features a low-level w.c. and wash hand basin.

## **FIRST FLOOR**

### **FIRST FLOOR LANDING**

A staircase rises from the entrance hall up to the first floor landing, which features a Velux window, access to the eaves storage, and doorways leading to bedroom two and bedroom three.

### **BEDROOM THREE**

14' 0" x 10' 5" (4.27m x 3.18m)

Bedroom two features a good-sized window offering a pleasant view and benefits from en-suite w.c. facilities.

### **BEDROOM THREE EN-SUITE**

The en-suite to bedroom three features a low-level w.c. and a wash hand basin.

### **BEDROOM TWO**

12' 8" x 12' 5" (3.86m x 3.78m)

Bedroom two is another double bedroom positioned to the front of the property with broad window and under-eaves storage.



#### **DETACHED DOUBLE GARAGE**

18' 8" x 18' 4" (5.69m x 5.59m)

The detached double garage has planning consent to convert into an annex and link to the home, which has commenced and been partially completed by the provision of glazing and glazed doors to the front. The garage features a home office/room above (18'3" x 10'10").





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**All bids must be submitted to the Kirkburton office by 12 noon on Thursday 10th October \*\***

#### **Additional Information**

It should be noted that the property is mostly double-glazed and did have gas fired central heating (not being in working order at this time but with a relatively new central heating boiler in place). Carpets, curtains and certain other extras may be available via separate negotiation. The property is offered by Best & Final Offers method.

#### **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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#### **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.**

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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.

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#### **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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