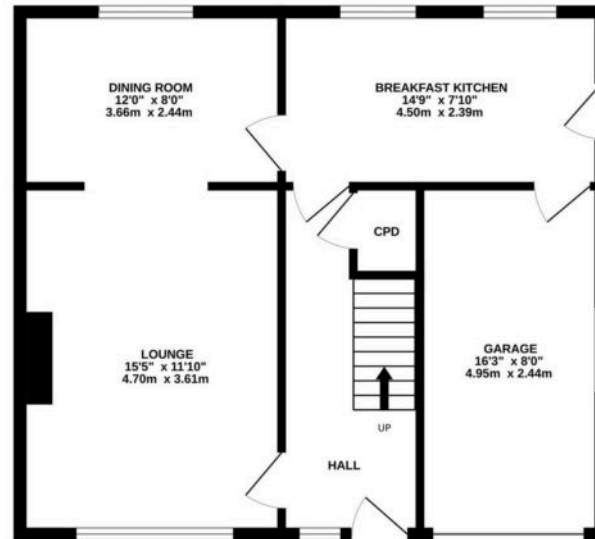




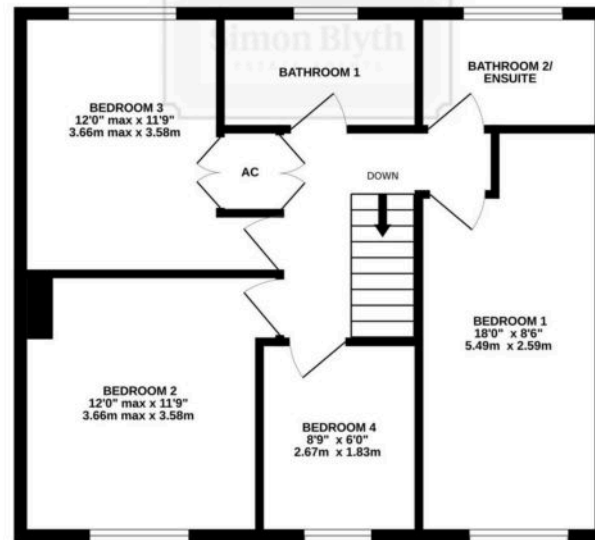
**Stocks Way, Shepley**  
Huddersfield, HD8 8DN

Offers in Region of **£325,000**

## GROUND FLOOR



## 1ST FLOOR



## STOCKS WAY

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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## 101 Stocks Way

Shepley, Huddersfield, HD8 8DN

SITUATED IN A DELIGHTFUL VILLAGE LOCATION, THIS FOUR-BEDROOM, SEMI-DETACHED PROPERTY IS FABULOUS FAMILY HOME WITH DOUBLE-WIDTH DRIVEWAY, INTEGRAL GARAGE, AND A SPECTACULAR REAR GARDEN WITH MATURE SHRUBBERY AND TREES. THE HOME DOES NEED SLIGHT REJUVENATION BUT OFFERS FOUR BEDROOMS, A SECONDARY HOUSE BATHROOM WHICH COULD BE CONVERTED TO AN EN-SUITE, AND A PARTICULARLY PLEASANT BREAKFAST KITCHEN OVERLOOKING THE REAR GARDEN.

The accommodation briefly comprises entrance hall, lounge, dining room, breakfast kitchen, and integral single garage to the ground floor. To the first floor are four bedrooms (three of which are doubles) and two bathrooms. Externally, the property features a tarmac double driveway, and gardens to the front and rear. The property is superbly located just a short walk from the amenities of Shepley village, including school, shops, public house, and stunning rural walks.

Tenure Freehold.  
Council Tax Band D.  
EPC Rating D.





## GROUND FLOOR

### ENTRANCE HALL

A uPVC door with leaded and obscure-glazed windows gives access through to the entrance hall, which features a high-ceiling height with chandelier point, a cloaks cupboard, and a useful understairs storage cupboard. There is coving to the ceiling and access is provided to the lounge and breakfast kitchen.

### LOUNGE

15' 5" x 11' 10" (4.70m x 3.61m)

The lounge is a generously proportioned reception room with a pleasant view to the front courtesy of a large window, which also provides a great deal of natural light. The room is decorated with a dado rail, a ceiling rose with light point, and an attractive, high-quality marble fireplace with delightful surround, mantel and raised hearth, all home for an electric Dimplex coal-burning-effect fire. A broad archway leads through to the dining room.

### DINING ROOM

12' 0" x 8' 0" (3.66m x 2.44m)

This through room provides a lovely view out over the delightful and large rear gardens, courtesy of a good-sized window, which could easily be converted to patio/bi-fold doors. The dining room features a chandelier point to the ceiling and a continuation of the timber boarded floors. A doorway from the dining room leads into the breakfast kitchen.





#### **BREAKFAST KITCHEN**

14' 9" x 7' 10" (4.50m x 2.39m)

The breakfast kitchen offers a lovely view over the rear gardens, courtesy of two large windows. There is a range of units to the high and low levels with granite-effect work surfaces and breakfast bar. There is inset spotlighting, decorative tiled splashback, an inset stainless-steel sink unit with mixer tap, plumbing for an automatic washing machine, a built-in Belling double oven, a hob with extractor fan oven, a display cabinet, an integrated dishwasher, and an integrated fridge and freezer. The kitchen also has a door providing access to the integral garage, and a recently fitted uPVC obscure glazed door gives access to the side and rear.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There is a loft access point, a storage/airing cupboard, and access to four bedrooms and two bathrooms.

### BEDROOM ONE

18' 0" x 8' 6" (5.49m x 2.59m)

Bedroom one is a pleasant double room with a super outlook to the front, over Emley Moor. The room is of a good size and adjoins bathroom two, which could be easily adapted to create an en-suite for the principal bedroom.

### BATHROOM TWO

Bathroom two features a three-piece suite comprising a low-level w.c., a pedestal wash hand basin, and a bath. There is decorative tiling, an obscure glazed window, and spotlighting to the ceiling.

### BEDROOM TWO

12' 0" x 11' 9" (3.66m x 3.58m)

Bedroom two is a good-sized double bedroom featuring timber boarded flooring and a long distance view towards Emley Moor courtesy of a window to the front elevation.





### **BEDROOM THREE**

12' 0" x 11' 9" (3.66m x 3.58m)

Bedroom three is another double bedroom offering a view over the delightful rear gardens.

### **BEDROOM FOUR**

8' 9" x 6' 0" (2.67m x 1.83m)

Bedroom four is a single bedroom positioned to the front of the property and with timber boarded flooring.

### **HOUSE SHOWER ROOM / BATHROOM ONE**

The house shower room comprises a vanity unit with storage cupboards beneath, a low-level w.c., and a shower cubicle with Mira fittings. There is ceramic tiling to the full height around the shower and to the half height elsewhere, an obscure glazed window, and spotlighting to the ceiling.





## EXTERNAL

### FRONT GARDEN

Externally to the front, the gardens feature mature shrubbery and trees and a good degree of hard landscaping, including a stone rockery.

### REAR GARDEN

Externally to the rear, the gardens featuring a side rockery and a paved sitting out space. The garden is particularly large and boasts well-established borders, mature shrubbery and trees, and features a stone wall rear boundary. There is also a huge amount of potential, including to create a substantial extension to the rear, similar to the neighbouring property (subject to the necessary consents).

### GARAGE

Single Garage

The integral single garage features an up-and-over door, a personal door through to the accommodation, a good ceiling light, and a window to the side elevation. The garage is also home for the wall-mounted Viessman gas fired central heating boiler.

### DRIVEWAY

2 Parking Spaces

There is a double-width tarmacadam driveway providing parking for two vehicles and providing access to the integral single garage.













## **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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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.

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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