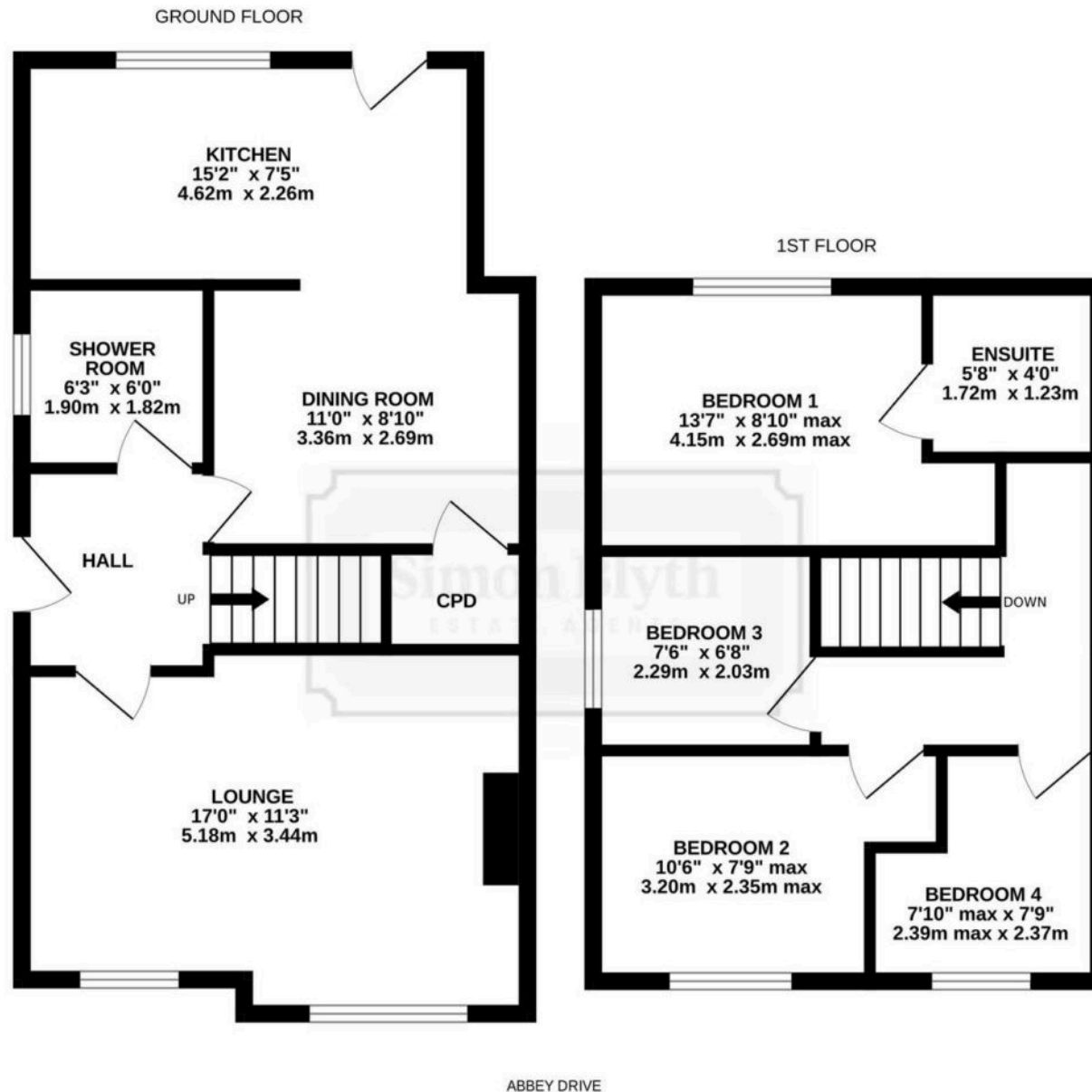




**Abbey Drive, Shepley**  
Huddersfield, HD8 8DX

Offers in Region of **£260,000**





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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## 29 Abbey Drive

Shepley, Huddersfield, HD8 8DX

SITUATED IN A QUIET, CUL-DE-SAC SETTING IS THIS SEMI-DETACHED FAMILY HOME OCCUPYING A FABULOUS CORNER PLOT. THE PROPERTY DOES REQUIRE A PROGRAMME OF UPDATING, BUT OFFERS THE PROSPECTIVE BUYER A FANTASTIC OPPORTUNITY TO CREATE A SUPERB FAMILY HOME. A SHORT DISTANCE FROM AMENITIES AND THE LOCAL TRAIN STATION, IN CATCHMENT FOR WELL-REGARDED SCHOOLING, AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN. EARLY VIEWINGS ARE ADVISED.

The property accommodation briefly comprises entrance, lounge, open-plan dining kitchen, and shower room to the ground floor. To the first floor are four bedrooms, with the primary bedroom benefitting from en-suite shower room facilities. Externally, there is a lawn garden to the front with a driveway providing off-street parking for multiple vehicles in tandem and which leads down the side of the property to a gate. The driveway then continues to a detached garage, and there is a flagged patio area and substantial lawn garden with flower, tree and shrub beds to the rear.

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





## GROUND FLOOR

### ENTRANCE

Enter into the property from the side elevation through a double-glazed PVC door with obscure glazed inserts and leaded detailing. The entrance features a ceiling light point, laminate flooring, a carpeted staircase rising to the first floor, and multi-panel doors providing access to the lounge, the open-plan dining kitchen, and enclose the ground floor shower room.

### LOUNGE

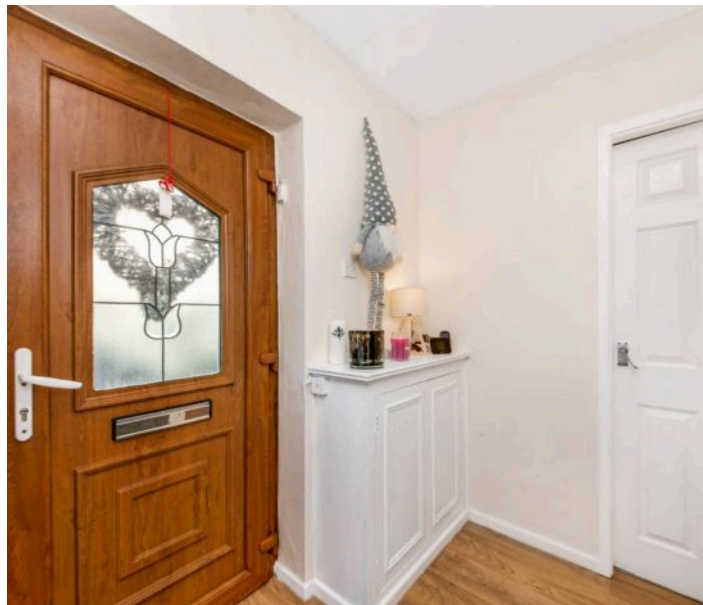
17' 0" x 11' 3" (5.18m x 3.43m)

The laminate flooring continues through from the entrance into the lounge, which enjoys a great deal of natural light cascading through the two banks of windows to the front elevation. There is decorative coving to the ceiling, a ceiling light point, two radiators, and a television point.

### GROUND FLOOR SHOWER ROOM

6' 3" x 6' 0" (1.91m x 1.83m)

The shower room features a cotemporary three-piece suite comprising a fixed-frame, quadrant-style shower cubicle with thermostatic shower, a pedestal wash hand basin with chrome mixer tap, and a low-level w.c. with push-button flush. There is vinyl tile-effect flooring, inset spotlighting to the ceiling, a chrome ladder-style radiator, panelling to the walls, and a double-glazed window with obscure glass to the side elevation.







## OPEN-PLAN DINING KITCHEN

15' 2" x 7' 5" (4.62m x 2.26m)

The dining kitchen is a generously proportioned, L-shaped space. The dining area features laminate flooring, decorative coving and a radiator. A double arched doorway leads seamlessly into the kitchen, which features fitted wall and base units with shaker-style cupboard fronts and complementary solid wood work surfaces over, which incorporate a single-bowl, stainless steel sink and drainer unit with chrome mixer tap. There are built-in appliances including a four-ring ceramic hob with stainless steel splashback and canopy-style cooker hood over, an electric fan-assisted oven, and space and provisions for an automatic washing machine, dishwasher, tumble dryer, and further under-counter appliance. There is a radiator, inset spotlighting, tiling to splash areas, a bank of double-glazed windows which offer pleasant views across the gardens, and a double-glazed, external, stable-style door providing access to the rear patio. The kitchen also houses the wall-mounted boiler.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing, which has two ceiling light point and doors providing access to the bedroom accommodation.



### BEDROOM ONE

13' 7" x 8' 10" (4.14m x 2.69m)

Bedroom one is situated to the rear of the property and features a bank of double-glazed windows to the rear elevation, providing a great deal of natural light and pleasant views across the property's gardens and towards Emley Moor Mast. The room is a double bedroom with ample space for freestanding furniture, and there is a radiator, a ceiling light point, and a multi-panel door providing access to an en-suite shower room.

### BEDROOM ONE EN-SUITE SHOWER ROOM

5' 8" x 4' 0" (1.73m x 1.22m)

The en-suite features a white, three-piece suite comprising a fixed-frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, a low-level w.c. with push-button flush, and a broad wash hand basin with chrome mixer tap and vanity cupboard beneath. There is vinyl tiled flooring, panelling to the walls and splash areas, inset spotlighting, a chrome ladder-style radiator, and an extractor fan.

### BEDROOM TWO

10' 6" x 7' 9" (3.20m x 2.36m)

Bedroom two features a double-glazed window to the front elevation, a ceiling light point, and a radiator.

### BEDROOM THREE

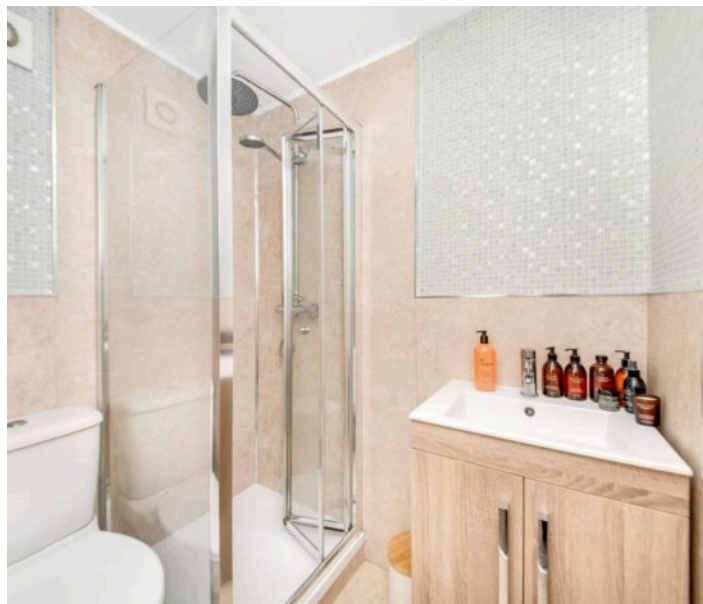
7' 6" x 6' 8" (2.29m x 2.03m)

Bedroom three has a double-glazed window to the front elevation, a ceiling light point, and a radiator.

### BEDROOM FOUR

7' 10" x 7' 9" (2.39m x 2.36m)

Bedroom four can accommodate a double bed or perhaps be utilised as a home office or nursery. There is a double-glazed window to the side elevation, a ceiling light point, a radiator, and a useful additional storage area over the bulkhead for the stairs.







## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a driveway which provides off-street parking for multiple vehicles in tandem and then leads down the side of the property to a pair of gates which enclose the rear gardens. There is an external light, and the front garden is laid predominantly to lawn with flower, tree and shrub borders.

### REAR GARDEN

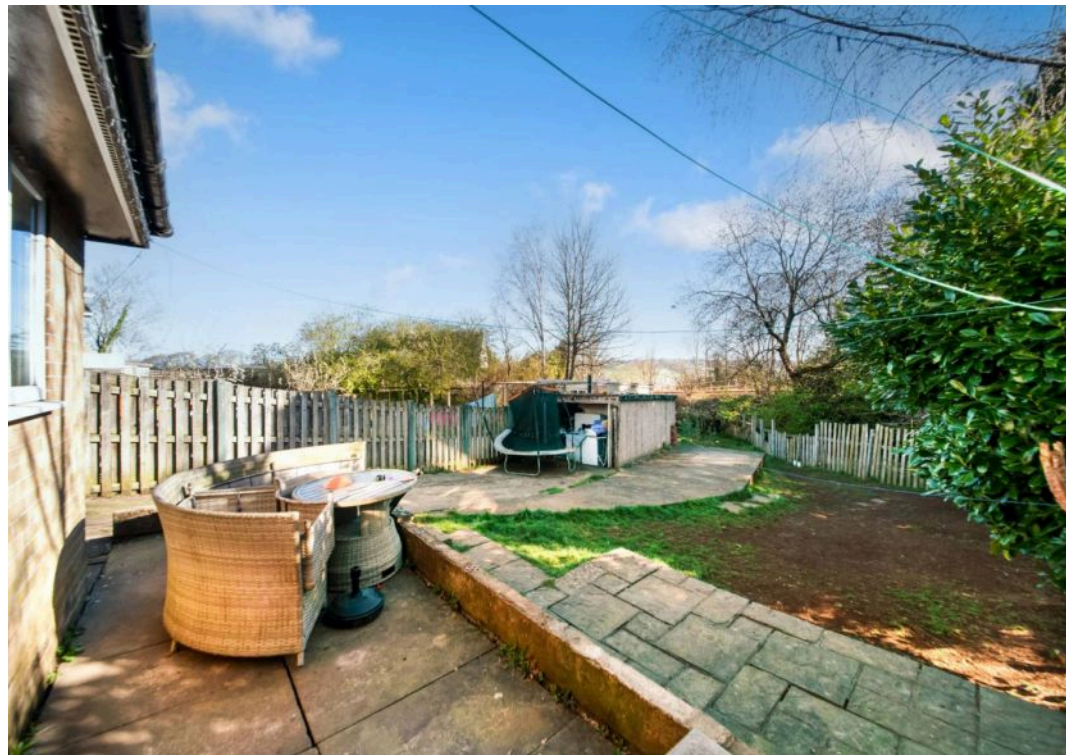
Externally to the rear, the property occupies a generous plot which features a raised flagged patio area ideal for al fresco dining and barbecuing. There is an external tap and a further external light. The gated driveway to the side of the property continues to a detached garage which also has provisions and a hardstanding which could be utilised as further parking or as an additional seating/patio area. The rear garden then continues behind the garage to a further lawn area, where there are part-fence and part-wall boundaries and a pleasant, tree-lined backdrop.

### GARAGE

Single Garage

The detached garage (18'0" x 9'2") historically had lighting and power in situ, and features a door opening to the front elevation and an opening to the rear for a window.











## **VIEWING**

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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.

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Sunday – 11am to 4pm









## Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

[kirkburton@simonblyth.co.uk](mailto:kirkburton@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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