



**Holmfield, Marsh Lane, Shepley**  
Huddersfield, HD8 8AE

Offers in Region of **£450,000**





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## Holmfield, 5 Marsh Lane

Shepley, Huddersfield, HD8 8AE

HOLMFIELD IS A SPACIOUS, DETACHED, FAMILY HOME, SITUATED IN THE SOUGHT-AFTER VILLAGE OF SHEPLEY. OCCUPYING A STUNNING PLOT AND OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS THREE FLOORS, WITH A WEALTH OF ORIGINAL FEATURES INCLUDING FIREPLACES, PLASTERWORK AND ARCHITRAVES, LOVINGLY RETAINED AND RESTORED BY THE CURRENT VENDORS. WITH DRIVEWAY LEADING TO A DETACHED GARAGE AND FABULOUS LAWN GARDENS WITH FLAGGED PATIO AND TREELINED OUTLOOK TO THE REAR. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property briefly comprises of entrance hall, lounge, second reception room/ground floor bedroom, reception hall/ office and side entrance to the ground floor. To the first floor there are three double bedrooms and the house bathroom. To the lower ground floor is a inner hallway, shower room, utility room, formal dining room and open-plan dining-kitchen. Externally there is a low maintenance enclosed garden to the front, a gated, pillared driveway leading to a detached garage. To the rear is a fabulous lawn garden with flagged patio.

Tenure Freehold.

Council Tax Band E.

EPC Rating D.





## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double-glazed, hardwood front door. The entrance hall features a central staircase with wooden banister rising to the first floor, a decorative dado rail with Lincrusta panelling beneath, a multi-panel door providing access to the second reception room / ground floor bedroom, and the entrance hall continues down to a double-glazed, hardwood, sash-style window to the rear elevation, and further multi-panel doors provide access to the lounge, an understairs storage cupboard, and the home office / reception hall.

### LOUNGE

The lounge is a generously proportioned, dual-aspect reception room which features hardwood, double-glazed, sash-style windows to the side and rear elevations, both of which provide pleasant views across the property's generously proportioned gardens with tree-lined backdrop. There are four wall light points, a radiator, and the focal point of the room is the cast-iron, living flame effect, gas fireplace set upon a raised tile hearth with ornate timber mantel surround.

### RECEPTION HALL / HOME OFFICE

This space enjoys a great deal of natural light with dual-aspect, double-glazed, sash-style windows to the front and rear elevations. The room could be utilised in a variety of ways, such as a home office, library or playroom. There is a staircase descending to the lower ground floor with wooden banister and spindle balustrade, and a multi-panel door providing access to a side entrance vestibule.





#### **SIDE ENTRANCE / VESTIBULE**

The side entrance features laminate flooring and a hardwood door with double-glazed window above to the front elevation.

#### **SECOND RECEPTION ROOM**

The second reception room is another versatile and useful space, featuring decorative coving to the ceiling, an ornate ceiling rose with ceiling light point, a double-glazed, hardwood, sash-style window to the front elevation, a radiator, and the focal point of the room is the electric fireplace with a marble granite inset, raised hearth and ornate timber mantel surround.



## LOWER GROUND FLOOR

Taking the staircase from the entrance hallway, you reach the lower ground floor which is a spacious vestibule with a hardwood window to the side elevation, cottage-style doors with Suffolk thumb latches providing access to a shower room and the utility room, and doorways leading into the open-plan dining kitchen and the formal dining room. There is laminate flooring, a ceiling light point, and a radiator.

### OPEN-PLAN DINING KITCHEN

The open-plan dining kitchen features laminate flooring, inset spotlighting to the ceiling, and enjoys a great deal of natural light cascading through a double-glazed, sash-style window and a double-glazed external door to the rear elevation. There is a fixed frame kitchen with shaker-style cupboard fronts to the high and low level with hardwood work surfaces over, incorporating a twin Belfast ceramic sink unit with mixer tap over. The kitchen is equipped with a five-ring range cooker which is inset into the chimney breast with vent over, tiled splashback and decorative mantel surround.

### LOWER GROUND FLOOR SHOWER ROOM

The shower room features a three-piece suite comprising a low-level w.c., a fixed frame shower cubicle with electric Mira Advance shower, and a pedestal wash hand basin. There is vinyl tiled flooring, tiling to the walls, a ceiling light point, an extractor fan, and a radiator.





#### **UTILITY ROOM**

The utility room features terracotta tiled flooring, a central ceiling light point, and fitted work surfaces. There is space and provisions for an automatic washing machine and tumble dryer.

#### **FORMAL DINING ROOM**

The dining room is a versatile reception room which can be utilised in a number of ways, including as a home office, playroom or hobby room. There is laminate flooring, three wall light points, a radiator, and cottage-style doors providing access the open-plan dining kitchen and a useful understairs storage cupboard. There is also a feature brick wall with stone toppers.

Please note that part of the lower ground floor is below ground and has been professionally tanked and damp proofed.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor split-level landing, which features multi-panel timber doors providing access to three well-proportioned double bedrooms and the house bathroom. There is a ceiling light point and a decorative dado rail with Lincrusta panelling beneath.

### BEDROOM ONE

Bedroom one enjoys a great deal of natural light cascading through two double-glazed, hardwood, sash-style windows to the front elevation. There are high ceilings with decorative coving, a central ceiling light point, two radiators, and the focal point of the room is the decorative cast-iron fireplace.

### BEDROOM TWO

Bedroom two is a dual-aspect double bedroom with ample space for freestanding furniture. There are double-glazed, hardwood, sash-style windows to the front and rear elevations, with the window to the rear offering a particularly pleasant outlook across the gardens and tree-lined backdrop. There is a ceiling light point, two radiators, and a loft hatch providing access to a useful attic space.

### BEDROOM THREE

Bedroom three is a light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, a loft hatch, and a double-glazed, hardwood, sash-style window to the rear elevation with pleasant views across the property's generously proportioned gardens. This bedroom also features a bank of fitted wardrobes with hanging rails, shelving and cupboards above, while the focal point of the room is the decorative cast-iron fireplace.







#### HOUSE BATHROOM

The house bathroom features a white, four-piece suite comprising a fixed frame shower cubicle with electric Mira Advance shower, a panel bath, a pedestal wash hand basin, and a low-level w.c. There is tiled flooring, tiling to the splash areas, two ceiling light points, an extractor fan, a radiator, and a double-glazed window to the side elevation.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a low maintenance, enclosed front garden with a stone flagged patio. There is a gated stone-pillared driveway leading to a detached garage, and a pathway leading down the side of the property to the rear garden.

### REAR GARDEN

Externally to the rear, the property boasts a fabulous plot, featuring a lawn area with well-stocked flower and shrub beds and a raised planter. There is a flagged patio area ideal for al fresco dining and barbecuing, and the main portion of the garden is a flagged lawn with part-dry stone wall and part-fence boundaries. There is a hardstanding for a garden shed and a pathway which leads back up to the front of the property and to the driveway and detached garage. Please note that a hedge has been removed from the bottom of the garden in case the prospective buyer required a longer driveway. The driveway could be extended down the side of the property to the rear garden.

### GARAGE

Single Garage

### DRIVEWAY

1 Parking Space





#### **ADDITIONAL INFORMATION**

Carpets, curtains and certain other extras may be available via separate negotiation.

The boiler is 18 months old, as of May 2025.

All windows and doors were replaced around 10 years ago with bespoke timber products, as of May 2025.

#### **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.**

#### **FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.**

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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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