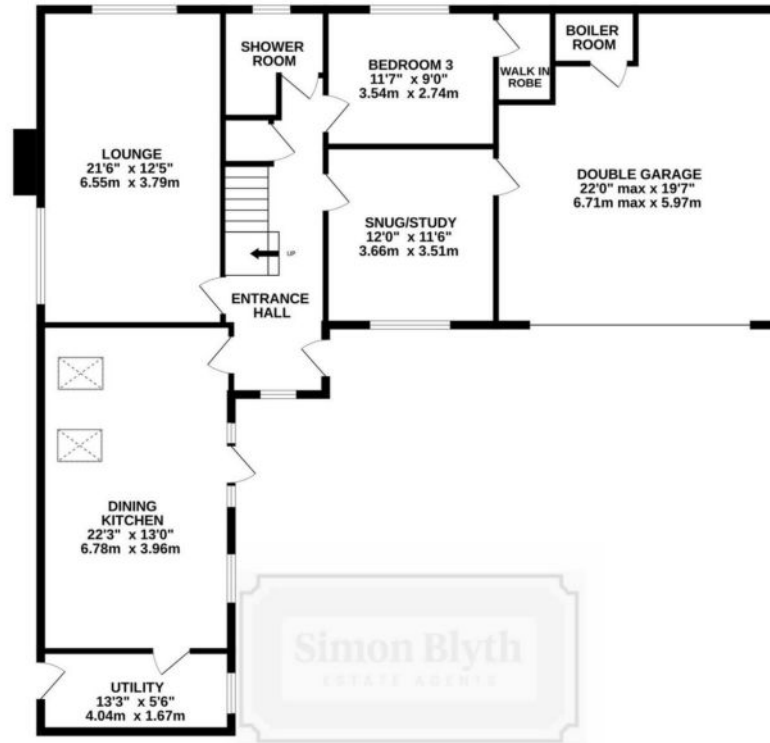




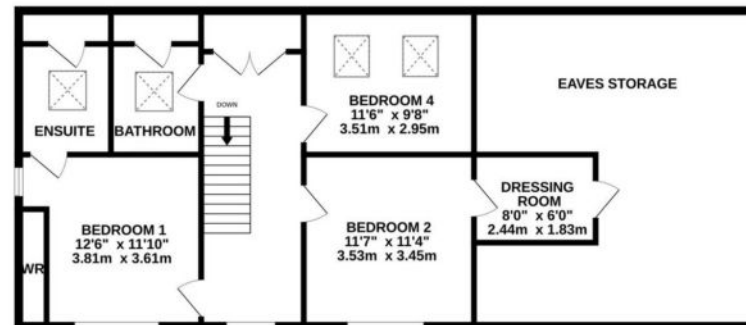
The Croft, Station Road, Shepley
Huddersfield, HD8 8DG

Offers in Region of **£960,000**

GROUND FLOOR



1ST FLOOR



STATION ROAD

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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The Croft, 41A Station Road

Shepley, Huddersfield, HD8 8DG

THE CROFT IS A BEAUTIFULLY POSITIONED, STONE-BUILT, DETACHED FAMILY HOME, LOCATED CLOSE TO THE VILLAGE CENTRE AND SET IN APPROXIMATELY 0.25 ACRES OF GARDENS. BUILT JUST A FEW YEARS AGO BY A LOCAL BUILDER OF HIGH REPUTE, THE DESIGN AND FINISH IS EXCEPTIONAL, AND THE PROPERTY BENEFITS FROM LOVELY, MATURE GARDENS IN A MOST DELIGHTFUL VILLAGE WITH AMPLE FACILITIES, INCLUDING HIGHLY REGARDED SCHOOL, CHURCH, SHOPS, PUBS AND TRAIN STATION. THE PROPERTY SHOULD BE OF INTEREST TO THE DISCERNING BUYER WHO APPRECIATES A QUALITY HOUSE IN A DELIGHTFUL PLOT.

The accommodation is superbly appointed with high-specification fittings and underfloor heating to the ground floor level. It briefly comprises an impressive entrance hallway, a downstairs WC / shower room, a delightful sitting room overlooking the property's enclosed gardens, a large dining living kitchen with beams to the high ceiling and glazed doors out to a stone flagged terrace, a utility room, a second sitting room / study, a ground floor double bedroom, three further bedrooms to the first floor, an en-suite to bedroom one, a house bathroom, and a good amount of storage space. There is an integral double garage, an extensive driveway, beautiful lawn gardens, and the property is just a short walk from the village centre. This high-specification home must be seen to be fully appreciated.

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

Simon Blyth
ESTATE AGENTS



GROUND FLOOR

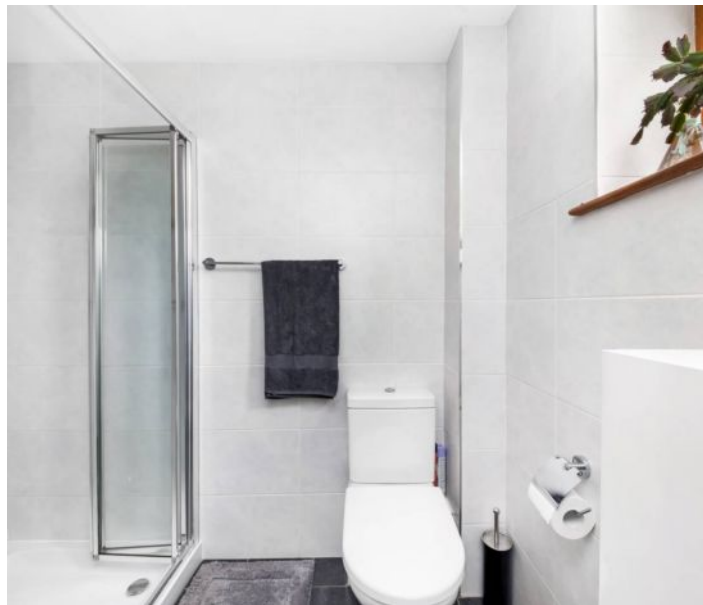
ENTRANCE HALL

A particularly broad entrance door gives access through to the impressive entrance hall with high ceiling height, a beautiful, polished timber staircase with timber balustrading, newel posts and handrails, polished timber flooring, and high-quality timberwork including doors, architraves, skirting boards and the like throughout. A window gives a pleasant outlook to the front elevation and there are two chandelier points and a useful understairs storage cupboard with valves for the underfloor heating found throughout the ground floor of the property.

Doorways give access to the downstairs WC/shower room, dining kitchen, lounge, snug/study, and the ground floor bedroom.

DOWNSTAIRS SHOWER ROOM

The WC / shower room features ceramic tiled flooring with underfloor heating, inset spotlighting to the ceiling, an extractor fan, a shaver socket, a chrome heated towel rail, an obscure glazed window and ceramic tiling to the full ceiling height. There is a good-sized shower cubicle, a low-level WC and a pedestal wash hand basin.





SITTING ROOM

21' 6" x 21' 5" (6.55m x 6.53m)

The delightful room offers lovely views over the enclosed gardens, courtesy of two banks of triple mullioned windows. There is a beautiful, Ashlar stone fireplace with raised hearth and antique brick backcloth, all home for a cast-iron, multi-fuel-burning stove with glazed door. The sitting room benefits from a continuation of the beautiful polished timber flooring, two ceiling light point, and all is superbly presented.

SNUG / STUDY

12' 0" x 11' 6" (3.66m x 3.51m)

The snug / study acts as a second sitting room and offers a lovely view out to the driveway side courtesy of a bank of three windows. There is a continuation of the beautiful polished timber flooring, coving to the ceiling, and a central ceiling light point. A doorway from this room also gives personal access through to the double garage.



DINING LIVING KITCHEN

22' 3" x 13' 0" (6.78m x 3.96m)

The dining living kitchen is of a particularly good size, has wonderful beams and timbers on display, a delightful view out to the driveway side, a glazed door out to a stone flagged terrace, limestone flooring, two Velux windows, and three chandelier points. There is a wealth of units to the high and low levels with granite working surfaces, which incorporate an inset, stainless steel, twin bowl sink unit with mixer tap above. Appliances include a Falcon range with warming ovens and five-ring gas hob set within a delightful surround and incorporates a hidden extractor fan, a stainless steel oven and a microwave. The room has a large island unit with breakfast bar seating, space for a fridge freezer, a wine rack, and a display cabinet in a Welsh dresser design with granite working surface. A variety of windows provide a good amount of natural light. A door then leads through to the utility room.

UTILITY ROOM

13' 3" x 5' 6" (4.04m x 1.68m)

This through room has windows to the front and a door providing access to the rear garden. There are units to the high and low levels with a good amount of working surfaces, incorporating a stainless steel sink unit with chrome mixer tap, as well as plumbing for an automatic washing machine, space for a tumble dryer, space for a fridge, and a good amount of storage cupboard. Additionally, there is a continuation of the limestone flooring and a high ceiling height with beams on display.





BEDROOM THREE

11' 7" x 9' 0" (3.53m x 2.74m)

This beautiful ground floor bedroom offers a lovely view out over the property's rear gardens and can be utilised for a variety of purposes. There is fabulous timber boarded flooring, a bank of three mullioned windows, and a good-sized walk-in wardrobe/store with ceramic tile flooring. The downstairs WC/shower room is located nearby.

FIRST FLOOR

FIRST FLOOR LANDING

The staircase in the entrance hall turns and rises up to the very large first-floor landing, which features ash timberwork on display and a circular window giving a pleasant outlook to the front. Twin doors give access to a large store cupboard with inset spotlighting, while further doors provide access to three further bedrooms and the house bathroom. There are two chandelier points and a loft access point.

BEDROOM ONE

12' 6" x 11' 10" (3.81m x 3.61m)

Bedroom one is a lovely double room, presented to a high standard with four windows, a bank of built-in wardrobes, a central ceiling light, and a doorway leading through to the en-suite facilities.

BEDROOM ONE EN-SUITE

This large en-suite is fitted with a fixed glazed screen shower with Grohe fittings, a low-level WC, a wall-mounted wash hand basin, a shaver socket display plinth and a central heating radiator/heated towel rail. There is inset spotlighting to the ceiling and a large Velux window.

BEDROOM TWO

11' 7" x 11' 4" (3.53m x 3.45m)

Bedroom two is another lovely double bedroom with an outlook to the front, courtesy of a bank of three windows. There is a central ceiling light point, tasteful décor, and a door leading through to the dressing room.





BEDROOM TWO DRESSING ROOM

8' 0" x 6' 0" (2.44m x 1.83m)

The dressing room is of a good size and has hanging rail to two sides, providing a good amount of storage space. A doorway then leads through to an open loft storage area.

EAVES STORAGE

This area provides a good amount of storage space, is located directly above the garage, and is accessed via a door from the bedroom two dressing room.

BEDROOM FOUR

11' 6" x 9' 8" (3.51m x 2.95m)

Bedroom four is another double bedroom with twin Velux windows and attractive flooring. This space is currently used as an occasional bedroom and home office.

HOUSE BATHROOM

The house bathroom is fitted with a three-piece suite comprising a stylish wall-mounted wash hand basin with chrome mixer tap above, a low-level WC, and a double-ended bath with Grohe shower screen. There is ceramic tiling to the floor and to the full ceiling height on the walls, a chrome central heating radiator/heated towel rail, a shaver socket, inset spotlighting, a good-sized Velux window, and a storage cupboard.



EXTERNAL

The Croft occupies a delightful location, in an approx. 0.25 acre plot, at the upper end of Station Road and is conveniently placed for access to local facilities, including shops, school, public houses and, of course, the train station. The village of Shepley also boasts delightful recreational areas.

The property is accessed via automatic gates which lead onto a long driveway which provides ample parking and turning space. There are mature gardens with lovely shrubbery and trees to the right hand side of the driveway, and there is a stone built outbuilding, log store and potting shed. Immediately to the front of the home is a stone flagged sitting out area, and stone flagged pathways lead around the home to the side and rear gardens. This area is of a particularly good size, is predominantly levelled lawn, and has well-established boundary hedging and shrubbery. There is a fabulous apple tree and a delightful summerhouse to one corner which enjoys a super position within the garden and has a stone flagged sitting out area before it. The garden also features a very large, stone flagged outdoor dining area which is located close to the kitchen and is exceptionally private and sheltered.

DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

4 Parking Spaces





VIEWING NOTES:-

ADDITIONAL INFORMATION

It should be noted the property has an extraction system, gas fired central heating, an alarm system, double glazing, underfloor heating to the ground floor, external lighting, and a HRV (heat recovery ventilation) system.

The architect-designed home was built specifically for the current vendors by a local builder of high repute. The quality of build and finish will be evident upon viewing.

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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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.

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7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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