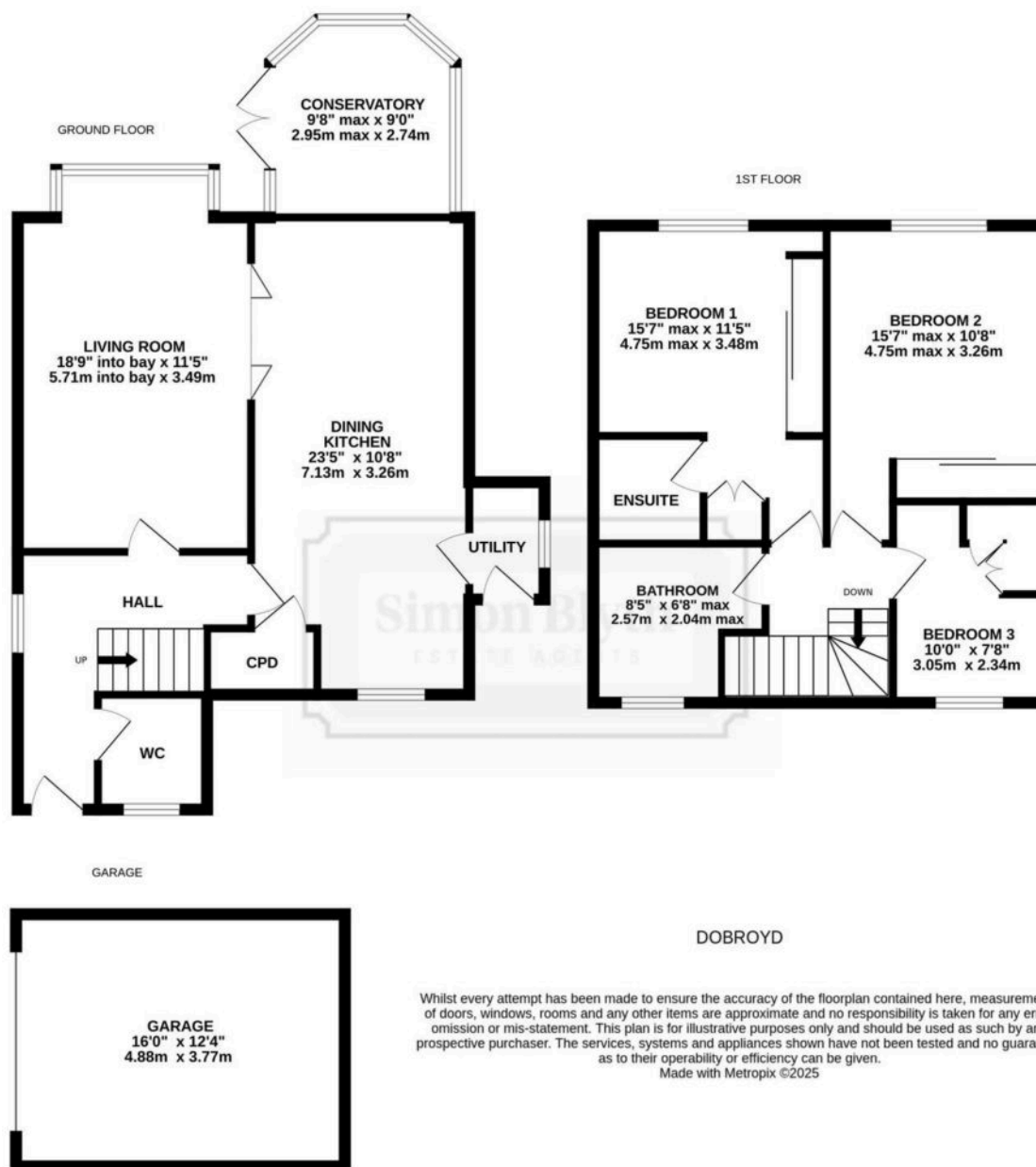




Dob Royd, Shepley
Huddersfield, HD8 8AU

Offers in Region of **£430,000**



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5 Dob Royd

Shepley, Huddersfield, HD8 8AU

OCCUPYING A MOST FABULOUS POSITION THAT TAKES ADVANTAGE OF PANORAMIC VIEWS ACROSS NEIGHBOURING FIELDS AND OPEN COUNTRYSIDE IS THIS WELL APPOINTED, THREE BEDROOM, DETACHED STONE CONSTRUCTION HOME. NESTLED IN A QUIET HAMLET SETTING, THE PROPERTY HAS BEEN TASTEFULLY IMPROVED TO A HIGH SPECIFICATION THROUGHOUT WITH MODERN KITCHEN AND BATHROOM, PLANTATION SHUTTERS AND BOASTING ENSUITE SHOWER ROOM TO BEDROOM ONE.

The accommodation briefly comprises of entrance hall, lounge, open-plan dining-kitchen, utility room/side entrance and conservatory to the ground floor. To the first floor there are three bedrooms and the house bathroom, bedroom one having ensuite shower room facilities. Externally the property has an electric, remote controlled gated courtyard to the front providing off street parking and leading to the detached garage. To the rear is a low maintenance enclosed garden with flagged patio which neighbours open fields and countryside.

Tenure Freehold.

Council Tax Band E.

EPC Rating TBC.





GROUND FLOOR

ENTRANCE HALL

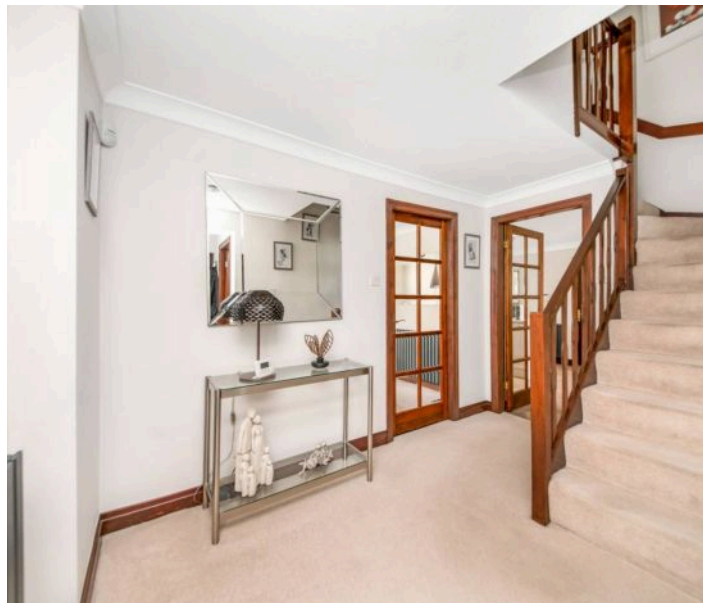
Enter into the property through a double-glazed PVC front door with obscure and stained glass inserts and leaded detailing. The entrance hall features a fabulous arch window with bespoke plantation shutters to the side elevation, decorative coving to the ceiling, a ceiling light point, and a cast-iron, anthracite, column radiator. A door provides access to the downstairs w.c. and multi-panel timber and glazed proceed into the lounge and the dining kitchen. A staircase with wooden handrail and spindle balustrade rises to the first floor.

DOWNSTAIRS W.C.

The downstairs w.c. features a modern two-piece suite comprising a low-level w.c. with push-button flush and a broad wash hand basin with chrome monobloc mixer tap, vanity drawers beneath and high-gloss, brick-effect tile splashback. There is attractive tiled flooring, a ceiling light point, and a double-glazed window with obscure glass and tiled sill to the front elevation.

LOUNGE

The lounge enjoys a great deal of natural light which cascades through the double-glazed bay window with plantation shutters to the rear elevation, offering fantastic open-aspect views across neighbouring fields and open countryside. There is decorative coving to the ceiling, a central ceiling light point, a chrome, cast-iron, column radiator, and multi-panel timber and glazed concertina double doors which proceed to the open-plan dining kitchen.





OPEN-PLAN DINING KITCHEN

The kitchen features a wide range of fitted wall and base units with high-gloss, handleless cupboard fronts, soft-closing doors and drawers, and complementary quartz work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with bevelled drainer and brushed chrome mixer tap. There are high-quality, built-in appliances including a four-ring ceramic hob with matching quartz backsplash and canopy-style cooker hood over, a shoulder-level microwave oven, a waist-level, fan-assisted oven, a fridge freezer unit, and a dishwasher. The centrepiece of the kitchen is the fabulous breakfast island with high-gloss cupboards beneath and quartz work surfaces over. The kitchen area then leads seamlessly into the dining area. The dining area features two cast-iron column radiators and French doors leading into the conservatory. The dining kitchen room enjoys a great deal of natural light, cascading through dual-aspect windows including a bank of mullioned windows with plantation shutters to the front elevation and double-glazed French doors with adjoining windows to the rear elevation. There is LVT flooring, decorative coving to the ceiling, inset spotlighting, and two ceiling light points over the breakfast island.



CONSERVATORY

The conservatory takes full advantage of the property's fabulous position, with panoramic views across neighbouring fields and open countryside through the banks of windows to both side elevations and the rear elevation. There is attractive tiled flooring, a fabulous exposed stone wall, a wall-mounted electric heater, and double-glazed French doors proceeding out to the rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

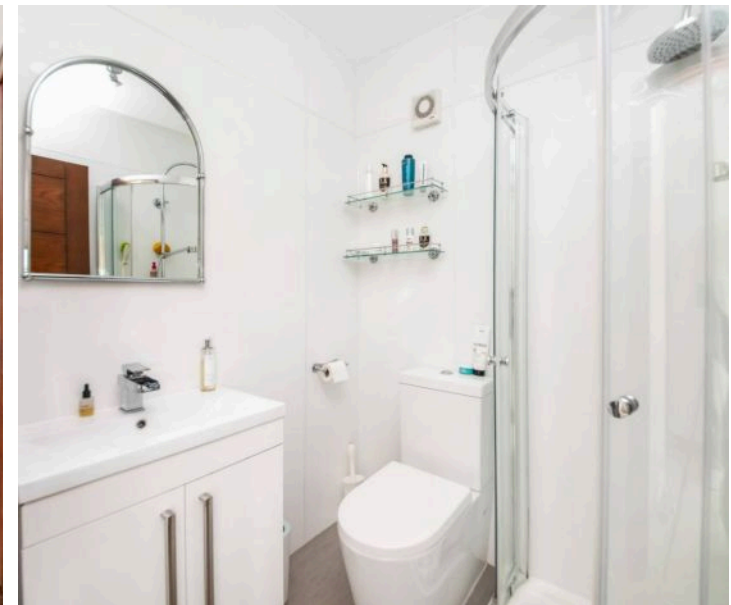
Taking the staircase from the entrance hall, you reach the first floor landing. There is decorative coving to the ceiling, a wooden banister with spindle balustrade over the stairwell head, a ceiling light point/chandelier point, and a feature arched window with bespoke plantation shutter to the front elevation. Door provide access to three bedrooms and the house bathroom, and there is a loft hatch providing access to a useful attic space.

BEDROOM ONE

Bedroom one is a light and airy, generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed mullioned windows to the front elevation which provide fantastic open-aspect views, decorative coving to the ceiling, inset spotlighting, a cast-iron column radiator, and fitted wardrobes and matching drawer unit. A door leads into the en-suite shower room facilities.

BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite shower room features a modern, three-piece suite comprising a fixed frame, quadrant-style 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 cascading waterfall mixer tap and vanity cupboards beneath. There is high-quality flooring, panelled walls, an extractor fan, a ceiling light point, and a chrome ladder-style radiator.





BEDROOM TWO

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed mullioned windows to the rear elevation, offering fantastic, panoramic views, decorative coving to the ceiling, a cast-iron column radiator, a ceiling light point, and a bank of floor-to-ceiling fitted wardrobes with sliding mirrored door fronts, hanging rails and shelving in situ.

BEDROOM THREE

Bedroom three is currently utilised as a home office but could be utilised as a bedroom or nursery. There is a bank of double-glazed mullioned windows to the front elevation, a ceiling light point, a cast-iron column radiator, and an array of fitted furniture including fitted wardrobes, a dressing table/desk unit with cupboards over and matching drawer cabinets.

HOUSE BATHROOM

The house bathroom features a white four-piece suite comprising a panel bath with multi-jet function, a low-level w.c. with push-button flush, a fixed frame shower cubicle with thermostatic shower, and a broad pedestal wash hand basin with chrome monobloc mixer tap. There is tiled flooring, tiling to the walls, a ceiling light point, a horizontal ladder-style radiator, an extractor fan, and a bank of double-glazed mullioned windows with obscure glass and tiled surround to the front elevation.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a remote, gated driveway which provides off-street parking for multiple vehicles and is also utilised as a pleasant seating area to enjoy the afternoon sun. There are well-stocked flower and shrub beds, access to the detached garage, an external security light, and attractive dry stone wall boundaries. A pathway leads down the left hand side of the property to a gate which encloses the rear garden.

REAR GARDEN

Externally to the rear, the property enjoys fantastic open-aspect views across neighbouring fields and open countryside. It is low maintenance and features a flagged patio area ideal for al fresco dining and barbecuing, and there is an attractive dry stone wall boundary.

GARAGE

Single Garage

The detached garage features an electric, remote-controlled, up-and-over door, fitted shelving, and has lighting and power.

DRIVEWAY

2 Parking Spaces





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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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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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