



Snow Gate™

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Plot 2 Spindle Row, off Marsh Lane

Shepley, Huddersfield, HD8 8AS

A three Kingsize bedroom detached family home at the entrance to this exclusive development of just eight properties built from dyed and tumbled stone. Beautifully designed blending traditional and contemporary living with mullion windows and huge open plan living/dining kitchen as well as separate lounge and home office. Briefly comprises entrance hallway, downstairs wc, study, lounge, open plan living/dining kitchen and separate utility. To the first floor are three large double bedrooms, master with ensuite and dressing room. Family bathroom. Off road parking, EV charge point and solar panels. Available Summer of 2026.

£550,000

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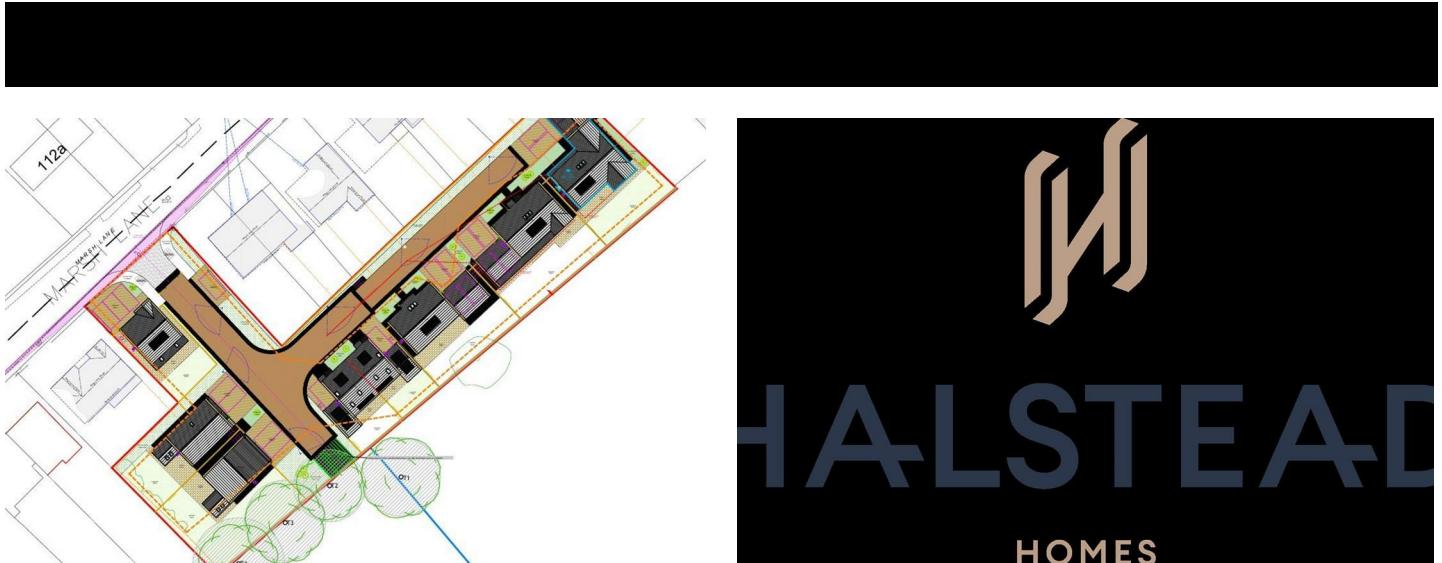
- A THREE BED DETACHED FAMILY HOME
- OPEN PLAN LIVING/DINING KITCHEN AND SEPARATE LOUNGE
- UTILITY AND USEFUL HOME OFFICE
- MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE
- SOLAR PANELS AND EV CHARGE POINT
- AVAILABLE SUMMER 2026

General/Important	First Floor Landing
Entrance	Master Bedroom
Study	Dressing Room
Downstairs WC	Ensuite
Lounge	Bedroom 2
Utility	Bedroom 3
Dining Kitchen	Family Bathroom
Family Room	Garden and Parking

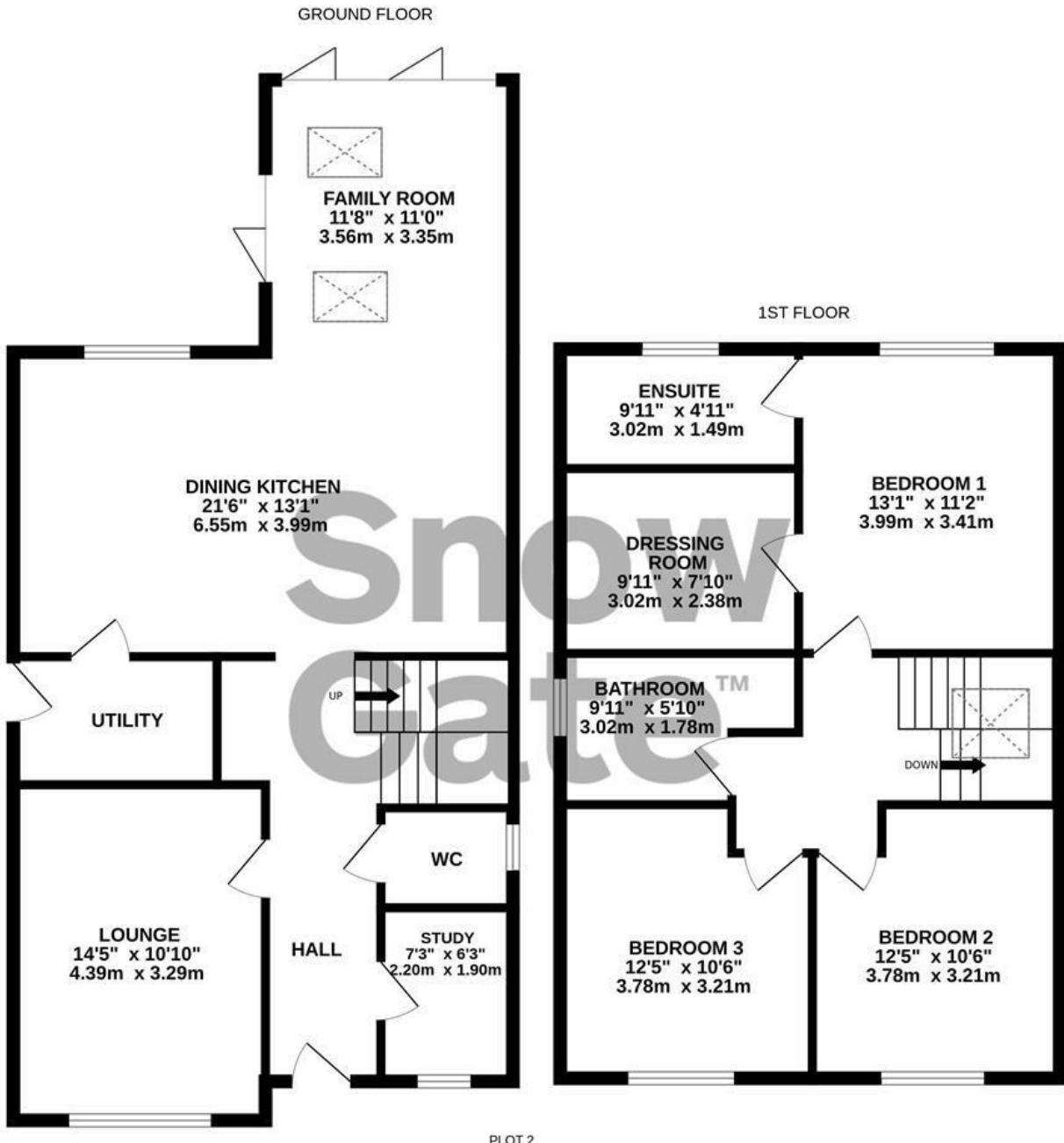


Directions

The Orchard is accessed from Marsh Lane and situated slightly further up from the entrance to the cricket club but on the opposite side.



Floor Plan



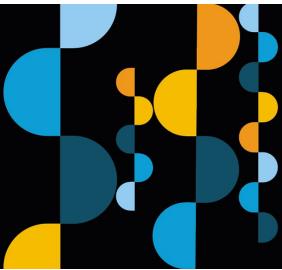
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Proposed
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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