



Hall Syke, Shepley HUDDERSFIELD HD8 8AN

welcome to

Hall Syke, Shepley HUDDERSFIELD

A delightful, character and spacious cottage set in a semi-rural, peaceful hamlet surrounded by fields and woodland. Cottage garden to the front and offering off-road parking for up to two vehicles at the rear along with useful shed/storage shelter for bins.

Summary

Attractive two double bedroom cottage set within this idyllic hamlet, however still being within close proximity to the amenities Shepley has to offer, along with the train station and excellent commuting networks. The property oozes character and charm, along with a delightful front cottage garden and off road parking for up to two vehicles. The hamlet is accessed via a private track off a country lane that narrows to being single file in front of these houses which contributes to the peaceful setting of this location.

Briefly comprising of lounge, dining kitchen, cellar, first floor bedroom and additional room, land-ing office area and spacious luxury modern bathroom. A further carpeted staircase leads to the master attic bedroom. Please note that the property originally had a large master double bedroom on the first floor and a second double bedroom in the attic (see photo of additional floorplan to demon-strate how the property could be utilised). Currently the master first floor bedroom has been recon-figured into three separate areas and the attic bedroom is being used as the master (see floorplan)

The high ceilings in this cottage really add to the feeling of space and there is excellent storage throughout.

Accommodation

Enter through the back door into:

Porch

Beautiful oak stable rear door entering into tiled floor covered porch with a range of functional fitted bespoke timber storage cupboards and coat rack.

Inner Hall Lobby

Tiled floor covering giving access to porch.

Dining Kitchen

11' 10" x 11' 9" (3.61m x 3.58m)

Attractive cottage style dining kitchen with a good range of oak wall and base units, incorporating plumbing for washing machine, space for fridge/freezer, recessed chimney giving space for range cooker. A dishwasher has been housed in the kitchen previously. The kitchen offers a good amount of worktop space. There is ample space for dining comfortably fitting a good sized dining table. Large double glazed window to rear.

Lounge

14' 6" x 14' 4" (4.42m x 4.37m)

Neutrally decorated attractive cosy lounge with coving to ceiling. Exposed original floorboards. The real focal point being the recessed fireplace with multi-fuel stove, stone lintel with a timber shelf and stone hearth. Double radiator and access to garden via a full glass double glazed door which maximises the natural light along with the good sized window.

Cellar

Stone steps leading from the kitchen into this spacious and useful cellar, with power and light, currently houses the chest freezer. Original stone slab table makes this a useful work space with racking and shelving to create good storage. A window provides air and natural light.

Landing

Carpeted staircase leading to first floor landing. Double glazed window to rear with storage cupboard. The landing incorporates an additional space currently utilised as an office area with desk and storage cupboards.

Bedroom Two





14' 5" x 7' (4.39m x 2.13m)

Neutral bedroom with double glazed windows to front overlooking the garden. Radiator and space for free standing wardrobes.

Snug/Office/Spare Room

8' 9" Max x 7' 3" (2.67m Max x 2.21m)

Formerly being part of the master bedroom but currently used by the vendor as a snug/occasional third bedroom.

House Bathroom

11' 8" x 7' 3" (3.56m x 2.21m)

This spacious luxurious four piece bathroom comprises of free standing roll top bath with cooper style base and telephone handset. Walk in shower with rainfall shower head and addi-tional hand-set, contrasting brick tiled walls and attractive decorative floor tiles. Further compli-mented by contrasting his and her sink which is set upon bespoke oak shelving and low flush WC. Inset down lights to ceiling and pendant light over bath, porcelain tiled floor. Built in storage cup-board that houses the boiler. Duel fuel towel radiator and underfloor heating. This bespoke bath-room really must be viewed to be appreciated.

Attic Bedroom One

14' 5" x 10' 9" (4.39m x 3.28m)

Carpeted staircase leading to spacious carpeted double bedroom that currently houses a king size bed. Ample bespoke built in modern storage with additional storage into the eaves. Good sized velux window with electric remote controlled blind and radiator

External

To the front of the property is a delightful cottage garden, the well manicured walled garden is well stocked with an array of mature plants and shrubs, lawned area and paved seating area. To the rear is a natural stone paved area which provides space for two vehicles, useful storage shed and bin storage. This space can also be used for an extra seating

area.

Foot Note

Septic tank housing six properties.

Shared access path at the front with neighbouring property.



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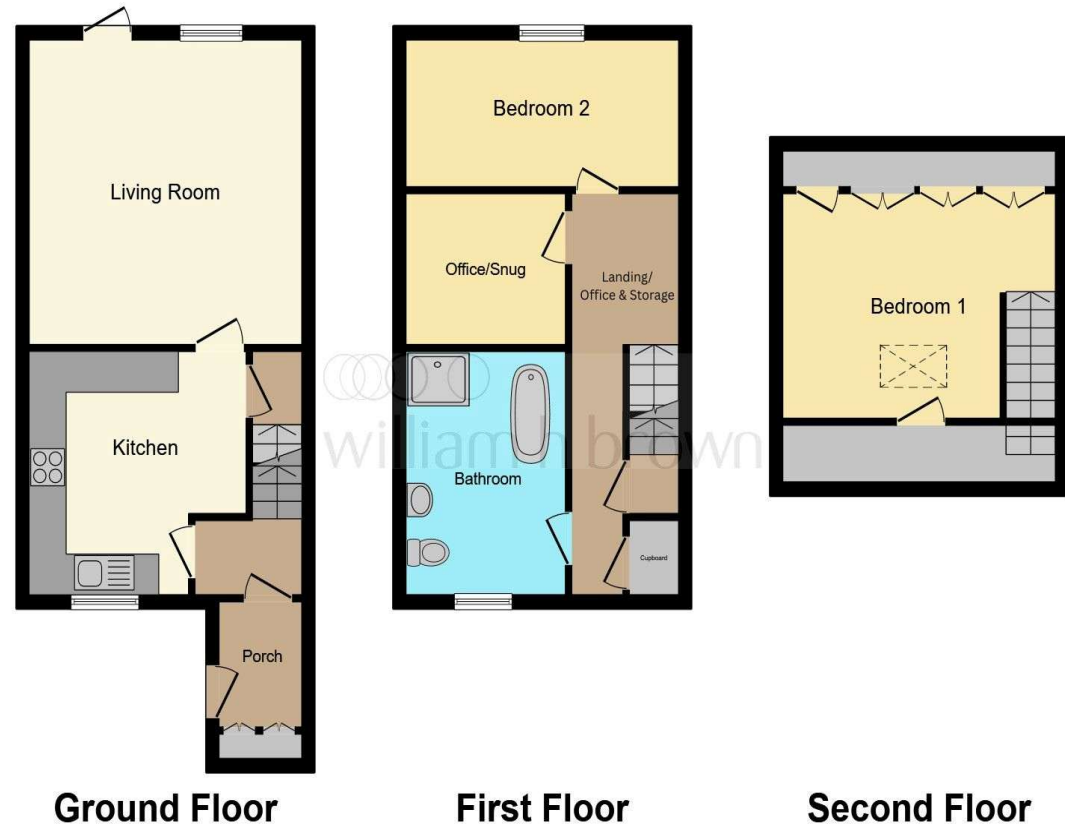
- Mid Cottage Set To Hamlet position
- Two Bedrooms
- Delightful Cottage Garden
- Parking To Rear For Two Vehicles
- Useful Storage Cellar

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over
£240,000

directions to this property:

Leave Holmfirth via Victoria Street, continuing on Towngate, A635 towards Penistone Road, continuing through New Mill. Taking the A616 Penistone Road. Continuing until turning left onto Marsh lane and taking a left hand turn onto Jenkyn Lane that leads onto Hall syke. Where the property can be identified by our for sale board.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HMF108588 - 0007

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