

Simon Blyth

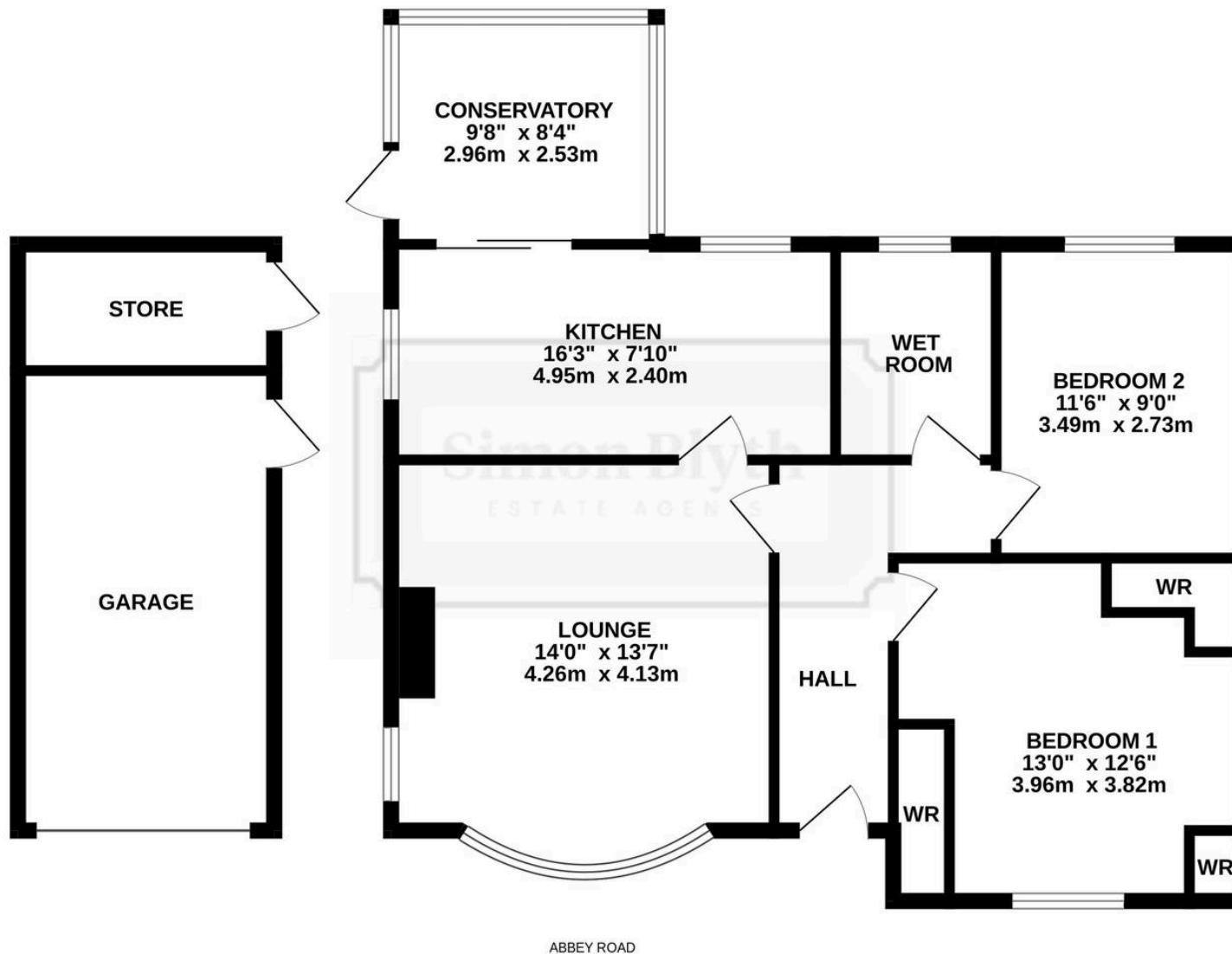
ESTATE AGENTS



Meadow Bank, Abbey Road

Shepley, Huddersfield, HD8 8EP

Offers in Region of £345,000



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.



Meadow Bank, 33 Abbey Road

Shepley, Huddersfield, HD8 8EP

MEADOW BANK IS A BEAUTIFUL, PERIOD, DETACHED TRUE BUNGALOW, OCCUPYING A GENEROUS PLOT AND BOASTING FABULOUS VIEWS ACROSS ABBEY ROAD OF FIELDS AND A TREE LINED BACKDROP. SITUATED IN THE SOUGHT AFTER VILLAGE OF SHEPLEY, IN A GREAT POSITION FOR COMMUTER LINKS, WITH PLEASANT WALKS NEARBY AND A SHORT DISTANCE FROM THE TRAIN STATION AND THE VILLAGE CENTRE WHICH HAS AN ARRAY OF AMENITIES. OFFERED WITH **NO ONWARD CHAIN**, THE PROPERTY IS OFFERED AS A BLANK CANVAS TO UPGRADE TO THE PURCHASERS REQUIREMENTS. VIEWINGS ARE RECOMMENDED TO TRULY APPRECIATE THE FANTASTIC OPPORTUNITY AND SETTING ON OFFER.

The property comprises entrance hall, lounge, breakfast kitchen, conservatory, two double bedrooms and a modern wet room. There is a spacious attic space accessed via a drop-down ladder in the hallway which has lighting and power in situ. Externally there is a gated driveway leading to a tandem drive with turning area providing off-street parking for multiple vehicles, which leads to a detached garage with adjoining workshop, the garden to the front is laid to lawn with mature flower and shrub beds and to the rear is an enclosed, low maintenance garden with flagged patio.

Tenure Freehold.

Council Tax Band C.

EPC Rating D.

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GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscure glazed inserts into the entrance hall.

There is a decorative dado rail, a ceiling light point, a radiator, a loft hatch giving access to a useful and spacious attic space, and multi-panel doors providing access to two well-proportioned double bedrooms, the house wet room and the lounge.

LOUNGE

14' 0" x 13' 7" (4.27m x 4.14m)

The lounge enjoys a great deal of natural light which cascades through dual-aspect windows, including a double-glazed window to the side elevation and a fabulous bay window to the front elevation providing pleasant views across Abbey Road and of open fields and countryside. There is decorative coving to the ceiling, a decorative dado rail, a central ceiling light point, and two radiators. The focal point of the room is the living-flame-effect gas fire with fabulous granite inset hearth and fireplace. A multi-panel door provides access to the breakfast kitchen.





BREAKFAST KITCHEN

16' 3" x 7' 10" (4.95m x 2.39m)

The breakfast kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl, composite sink and drainer unit with chrome mixer tap. The kitchen features glazed display cabinets, under-unit lighting, and tiling to the splash areas. There are built-in appliances including a waist-level double oven, a four-ring gas hob with integrated cooker hood over, a fridge freezer unit, and space and provisions for an automatic washing machine. There is decorative coving to the ceiling, a decorative dado rail, a radiator, two ceiling tube light point, a plinth heater, tiled flooring, and a double-glazed sliding patio door to the rear elevation which gives access to the conservatory. The kitchen enjoys a great deal of natural light courtesy of dual-aspect windows (one of which has an extractor vent).



CONSERVATORY

9' 8" x 8' 4" (2.95m x 2.54m)

The conservatory has banks of windows to either side elevation and the rear elevation, benefits from lighting and power, and features a radiator and a double-glazed external door to the side elevation which provides direct access to the rear patio.

BEDROOM ONE

13' 0" x 12' 6" (3.96m x 3.81m)

Bedroom one is a light and airy, generously proportioned double bedroom. There is a bank of double-glazed windows to the front elevation taking full advantage of pleasant views across the property's manicured gardens and of open fields and countryside beyond. There is a central ceiling light point, a decorative picture rail, and an array of fitted furniture including floor-to-ceiling fitted wardrobes with overhead cupboards, matching bedside tables and a dressing table with drawers. There is display shelving and further fitted wardrobes to the side elevation.

BEDROOM TWO

11' 6" x 9' 0" (3.51m x 2.74m)

Bedroom two is situated to the rear of the property and features a double-glazed window to the rear elevation. It is a double bedroom with ample space for freestanding furniture and features a decorative dado rail, a radiator, a ceiling light point, and two reading light points.

WET ROOM

The wet room features a contemporary three-piece suite comprising a low-level w.c., a pedestal wash hand basin with chrome monobloc mixer tap, and a wet room style shower with thermostatic showerhead. There is attractive tiling to the walls, a high-gloss panelled ceiling with central ceiling light point, an extractor fan, a double-glazed window with obscure glass to the rear elevation, and a radiator.

ATTIC SPACE

23' 0" x 15' 4" (7.01m x 4.67m)

The attic is accessed via a drop-down ladder from the entrance hall and is a fabulously proportioned area with lighting and power in situ. It houses the recently fitted combination boiler, and there is ample head height due to it being a hip-style roof.





EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a gated tandem driveway providing off-street parking for multiple vehicles and ample space for turning. The driveway then leads to a detached garage. The front garden is laid predominantly to lawn with well-stocked and mature flower and shrub beds, and part-fence and part-stone wall boundaries. There are gates to either side of the property enclosing the rear garden, various external lights, and pleasant views across Abbey Road of the open fields and tree-lined backdrop.

REAR GARDEN

Externally to the rear, the property benefits from a particularly private and enclosed garden with gates to either side of the property. There is a flagged patio ideal for al fresco dining and barbecuing, which enjoys the afternoon and evening sun. The rear garden is low maintenance with steps leading to the higher tier of the gardens, again with well-stocked flower and shrub beds, a rockery, and part-fence and part-hedge boundaries. There are various external lights, external security lights, a greenhouse, and various hardstandings down the side of the property for garden sheds and a potting shed.

DETACHED SINGLE GARAGE

9' 0" x 18' 0" (2.74m x 5.49m)

The detached garage (9'0" x 18'0") features an up-and-over door, lighting, power and water in situ, a window to the side elevation, and a pedestrian access door to the other side elevation. There is an interconnecting door which provides access to the tool workshop.

WORKSHOP

9' 0" x 5' 8" (2.74m x 1.73m)

The workshop features an interconnecting door into the main portion of the garage but is a versatile and useful separate facility with lighting and power, fitted shelving and wall cabinets, a pedestrian access door to the side elevation.





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.

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MORTGAGE ADVICE

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.

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



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