



**Well Ings Close, Shepley Huddersfield HD8 8FG**

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## **Well Ings Close, Shepley Huddersfield**

A MODERN LINK DETACHED RESIDENCE AFFORDING GENEROUS THREE BEDROOM ACCOMMODATION WITH ATTACHED GARAGE. LOCATED WITHIN THE POPULAR VILLAGE OF SHEPLEY.

### **Summary**

Coming with no vendor chain is this well presented link detached property that affords three bedroom accommodation briefly comprising: entrance hall, lounge/dining room, kitchen aforementioned first floor bedrooms and house bathroom. The property occupies a pleasant cul de sac position within the popular village of Shepley and is enhanced by access to a garage and gardens to rear. With local amenities and well regarded schooling close at hand the property also sits perfectly for access to major commuting routes and the local railway station. The property would benefit from some cosmetic upgrade.

### **Entrance Hall**

Enter through composite door leading into entrance hallway. Laminate style floor covering. Carpeted staircase leading to first floor.

### **Lounge/Diner**

24' x 11' 9" ( 7.32m x 3.58m )

This bright and welcoming room features a double-glazed window to the front aspect and French doors opening onto the rear garden, allowing for plenty of natural light throughout. The focal point of the room is the modern fireplace surround with a coal-effect gas fire. The space is carpeted and decorated in neutral tones, creating a comfortable setting.

### **Kitchen**

17' 2" max x 9' 8" ( 5.23m max x 2.95m )

The kitchen, fitted in 2025, features a modern range of grey wall unit and contrasting woodstyle base units complemented by Quartz worktops. Further enhanced with NEFF appliances, including an integrated oven, gas hob with glass splashback, a concealed extractor unit, integrated dishwasher, and integrated washer/dryer. Dishwasher & oven

are smart-controlled via an app. There is space for a fridge/freezer and ample pantry storage. Additional benefits include access to the garage, useful understair storage, a tiled laminate-style floor, downlights to the ceiling. Modern verticle radiator. Double glazed window to rear aspect. Housing the Viessmann boiler.

### **Garage**

Accessed internally via the kitchen and externally, the garage has power and lighting. Access to loft which is boarded for further useful storage.

### **First Floor**

Carpeted, loft access.

### **Bedroom One**

13' 10" x 8' 10" max ( 4.22m x 2.69m max )

This well-presented room features a modern laminate floor covering, a radiator, and a double-glazed window to the front aspect allowing for natural light. It also benefits from a built-in double wardrobe for convenient storage, complemented by a stylish panelled feature wall.

### **Bedroom Two**

8' 10" x 9' 9" ( 2.69m x 2.97m )

The double bedroom offers a comfortable and stylish space, featuring a carpeted floor and double-glazed windows to the rear aspect. It benefits from built-in wardrobes and practical over-bed storage, while a modern acoustic slatted panelled wall adds a contemporary design feature to the room.

### **Bedroom Three**

7' 8" x 6' 9" ( 2.34m x 2.06m )

This versatile room features a carpeted floor covering and a double-glazed window to the front aspect, allowing for plenty of natural light. Currently



utilised as a study, office, or hobbies room, it offers flexibility to suit a variety of needs.



### **House Bathroom**

The bathroom is fitted with a mixer tap shower over bath, a wash hand basin, and a low flush WC. Additional features include a heated towel radiator, an obscured double-glazed window to the rear, tiled walls to dado rail height, and a modern laminate-style floor covering.

### **External**

The attractive rear gardens are tiered with lawned areas and patio, whilst there is a useful garden shed and a water supply. EV Charger to front.



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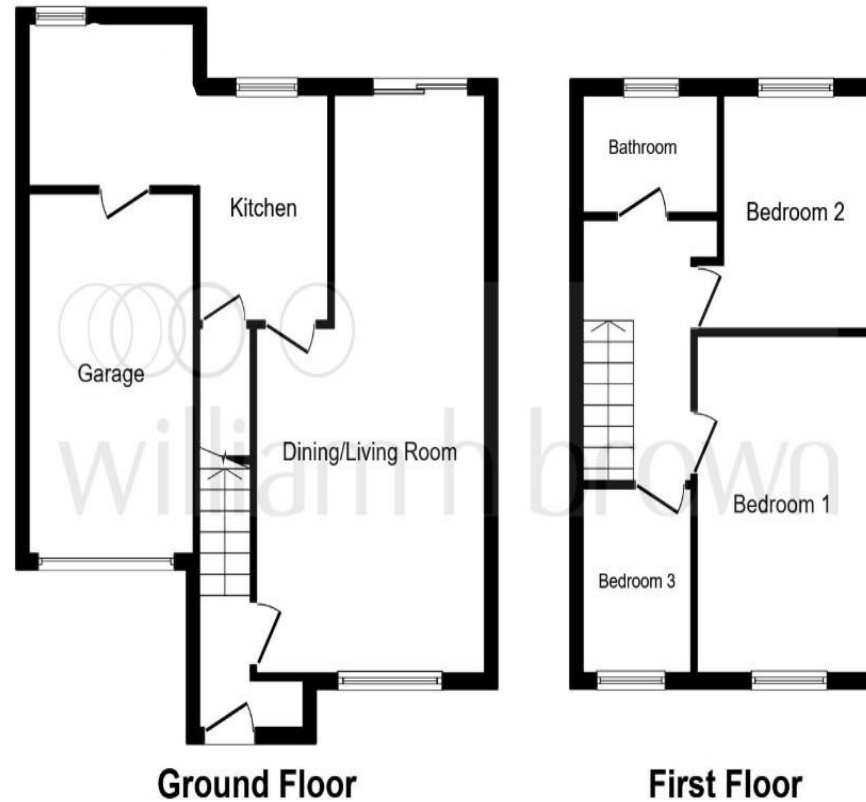
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## Well Ings Close, Shepley Huddersfield

- Link Detached House
- Three Bedrooms
- Garage
- No Vendor Chain
- Cul De Sac Location

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

**£250,000**



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