



Snow Gate™

Estate
agency
done
properly



Plot 3 Spindles 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 April 2026.

£575,000

Plot 3 Spindles Row, off Marsh Lane

Shepley, Huddersfield, HD8 8AS



- THREE BEDROOM DETACHED PROPERTY
- CORNER PLOT WITH COUNTRYSIDE VIEWS
- OPEN PLAN LIVING ACCOMMODATION
- DRIVEWAY, SOLAR PANELS & EV CHARGER
- MASTER ENSUITE, FAMILY BATHROOM & WC
- AVAILABLE APRIL 2026

General/Important

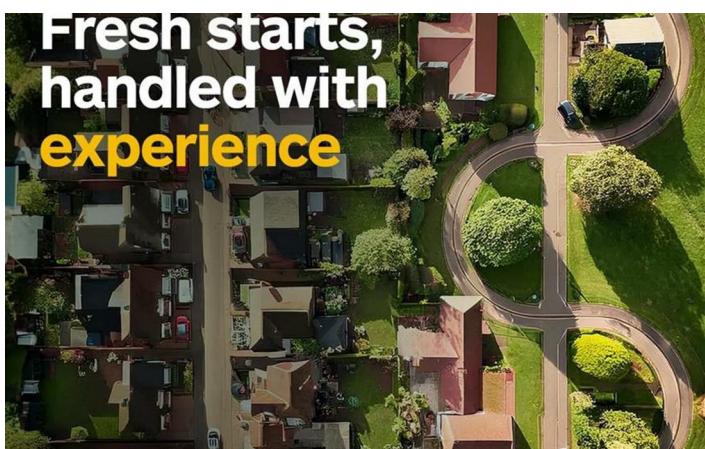
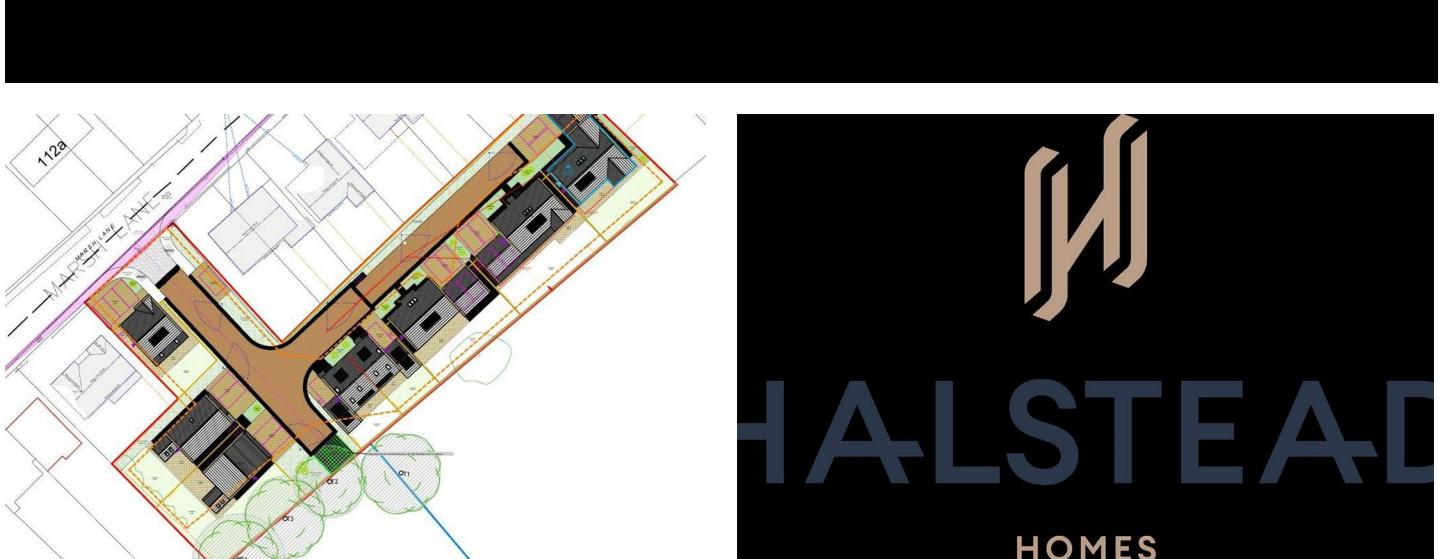
Entrance	Master Bedroom
Study	Dressing Room
Downstairs WC	Ensuite
Lounge	Bedroom 2
Utility	Bedroom 3
Dining Kitchen	Family Bathroom
Family Room	Garden and Parking

First Floor Landing

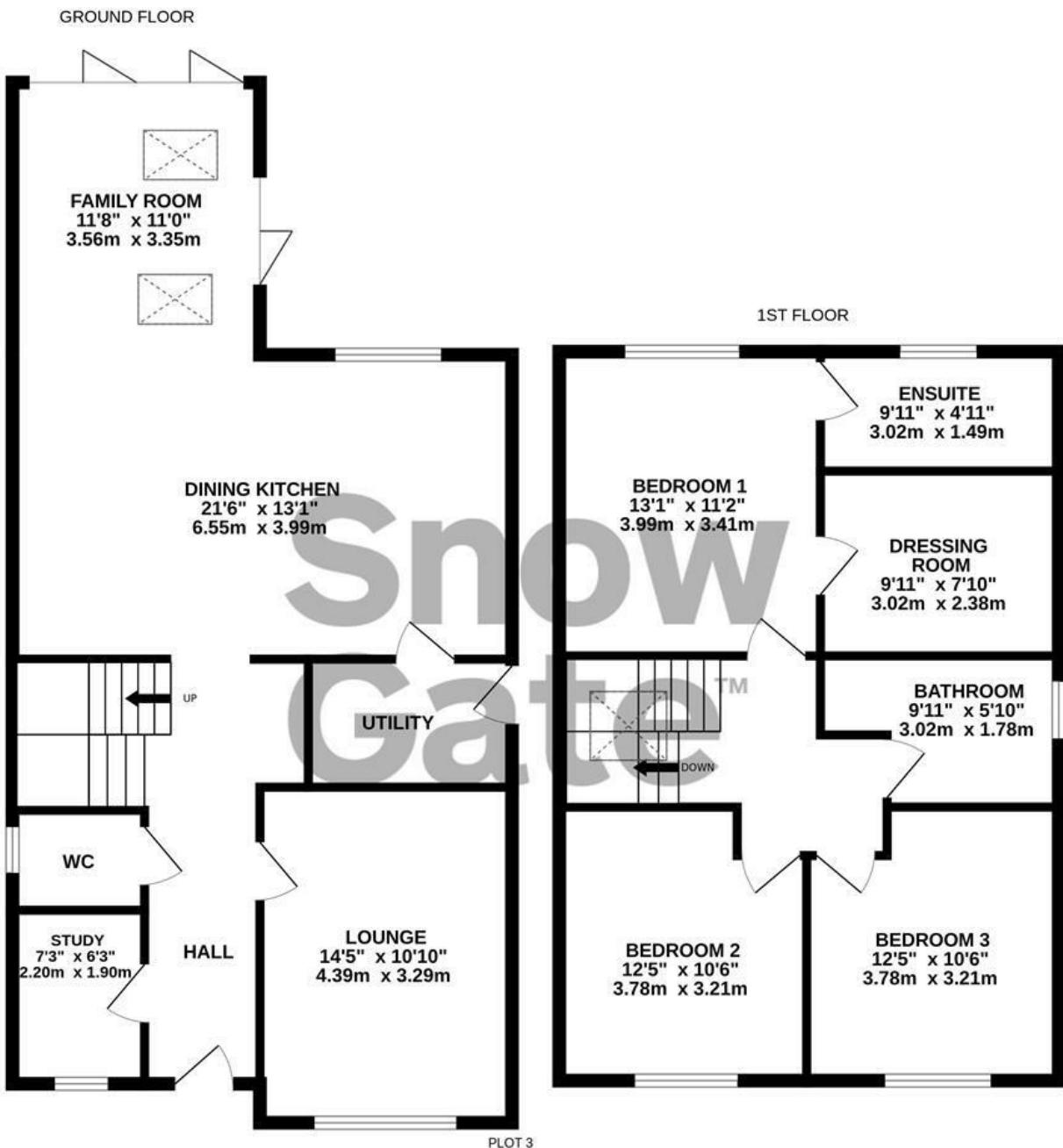


Directions

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

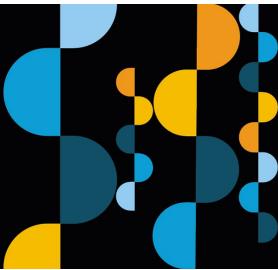


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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



Estate
agency
done
properly

Snow
Gate™

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk