



Bank Hall Grove, Shepley, Huddersfield, HD8 8EQ

welcome to

Bank Hall Grove, Shepley, Huddersfield

Situated in the heart of the highly sought-after village of Shepley the home enjoys a quiet cul-de-sac position within easy walking distance of the village centre, local shops, well-regarded schools, the railway station and a range of everyday amenities which are all close by.



Entrance Hallway

You enter the property through a composite door in to this welcoming hallway which has oak flooring and an understairs cupboard. Doors lead in to the lounge, kitchen/diner and stairs lead to the landing.

Lounge

10' 4" x 21' 10" (3.15m x 6.65m)

The warm and inviting living room is carpeted throughout and is full of natural light, offering a cosy space ideal for family relaxation. A standout feature is the charming gas fire, creating a perfect focal point whilst adding a homely feel throughout the seasons. The room benefits from windows to either side, allowing plenty of natural light into the space.

Kitchen Diner

8' 6" x 8' 1" (2.59m x 2.46m)

Leading through from the entrance hallway is the impressive kitchen/diner which offers a bright, modern and sociable space ideal for family living. The kitchen is fitted with stylish wall and base units, complemented by laminate worktops and tiled splash-backs. Integrated appliances include a double electric oven and gas hob with a fitted extractor fan above. There is plumbing for washer/dryer with ample space for freestanding appliances, such as a fridge/freezer.

The dining area provides plenty of room for a family table and chairs, making it perfect for everyday meals or hosting guests. Patio doors open directly onto the landscaped rear garden, creating a seamless indoor-outdoor feel. Both the kitchen and dining space are fitted with oak flooring and a door leads to the integrated garage.

Landing

Stairs lead up from the entrance hallway to the landing which has oak doors to the four double bedrooms and family bathroom and there is a loft hatch fitted with a pull down ladder.

Bedroom One

9' 6" max x 15' 9" (2.90m max x 4.80m)

Situated to the front of the property and enjoying far reaching views is this double bedroom fitted with carpeted flooring, the room which boasts plenty of natural light with two windows to the front.

Bedroom Two

10' 8" x 8' 8" into wardrobe and doorway (3.25m x 2.64m into wardrobe and doorway)

To the front of the property is the second double bedroom which is fitted with wardrobes, carpeted flooring and an oak door leads to the landing.

Bedroom Three

8' 9" x 11' 1" (2.67m x 3.38m)

Another well presented, versatile spacious double bedroom which is light and airy due to the rear facing window. There is ample space for free standing bedroom furniture and carpeted flooring.

Bedroom Four

8' x 11' 11" (2.44m x 3.63m)

This bright and cheerful bedroom could be used as a home office, spare bedroom or guest bedroom. This room could fit a double bed, alongside additional bedroom furniture. A window overlooks the landscaped garden, there is carpeted flooring and a door leads to the landing.

House Bathroom

The modern house bathroom is beautifully finished with partly tiled walls. It features a contemporary three-piece suite comprising of a low-level W.C, wash hand basin and fitted bath with shower over. Practical built-in storage and tasteful décor add style and convenience. There is a rear facing window and wood effect flooring.

Integrated Garage

Accessed from the dining room is the single, integrated garage which houses the boiler. There is an up and over garage door and the garage has light

and power.

Outside

The property enjoys a generous and low-maintenance rear garden, offering an excellent outdoor space for families. A paved patio provides the perfect area for outdoor living with direct access from the house. The rear garden is tiered over three levels and surrounded by beautiful flower-bed borders.

To the front of the property there is a driveway and lawned garden.



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welcome to

Bank Hall Grove, Shepley Huddersfield

- WELL-PRESENTED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- NESTLED IN THE SOUGHT AFTER VILLAGE OF SHEPLEY
- LANDSCAPED GARDENS TO THE REAR
- OFF STREET PARKING AND INTEGRATED GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£315,000



Please note the marker reflects the postcode not the actual property

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