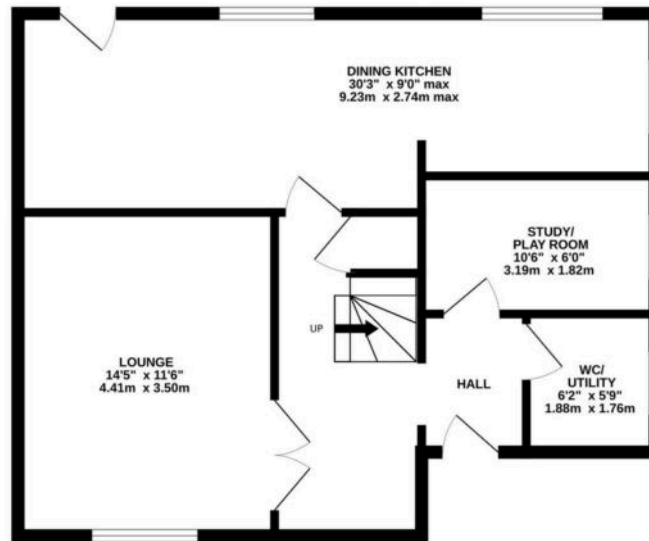




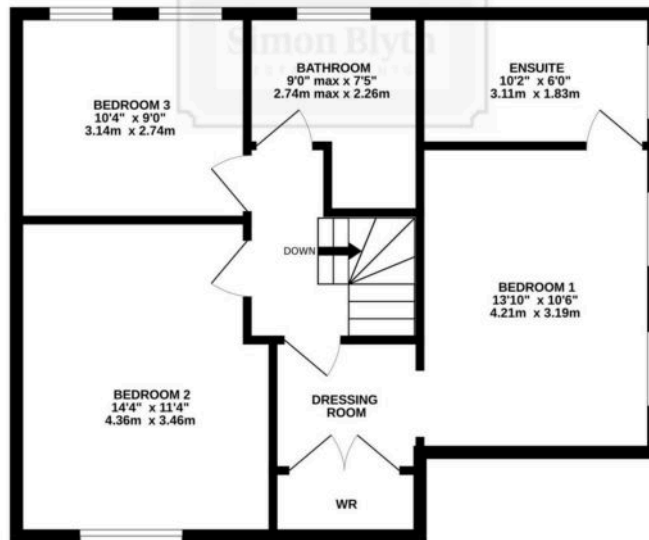
Stead Gate, Shelley
Huddersfield, HD8 8ND

Offers in Region of **£435,000**

GROUND FLOOR



1ST FLOOR



STEAD GATE

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.
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12 Stead Gate

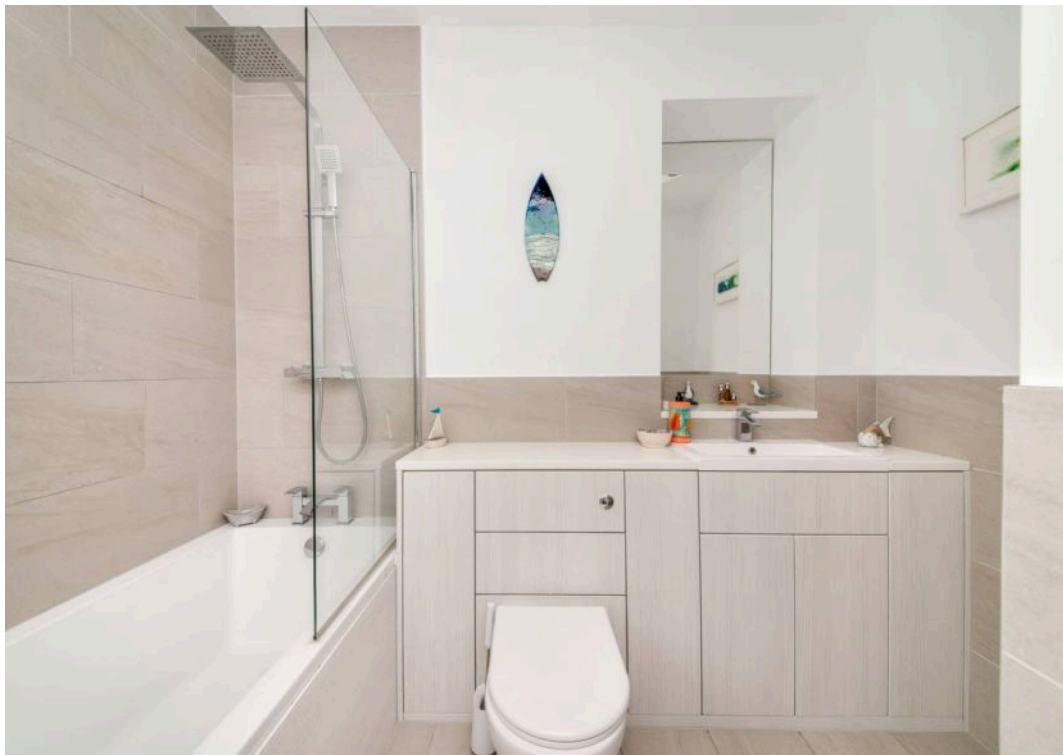
Shelley, Huddersfield, HD8 8ND

NESTLED IN A MOST ENVIABLE POSITION, IN A BEAUTIFUL DEVELOPMENT OF PERIOD CONVERTED MILL PROPERTIES, SITUATED IN STEADGATE OCCUPYING A TUCKED AWAY POSITION ON THE FRINGES OF THE CUL-DE-SAC WITH FABULOUS OPEN ASPECT VIEWS ACROSS NEIGHBOURING FIELDS AND OPEN COUNTRYSIDE. BRIMMING WITH CHARM AND CHARACTER, WITH THE BENEFIT OF DRIVEWAY AND PARKING, PLEASANT GARDENS AND SUPERBLY APPOINTED ACCOMMODATION.

The property accommodation briefly comprises of entrance hall, downstairs w.c./utility room, office/occasional bedroom, lounge and open-plan dining kitchen to the ground floor. To the first floor the property holds three double bedrooms and the house bathroom, the principal bedroom having dressing area with fitted wardrobes and en-suite bathroom. Externally to the front is a lawn garden with gated driveway providing off street parking for multiple vehicles, to the rear is a stone flagged patio with lawn and gravelled area. The gardens enjoy pleasant open aspect views across neighbouring fields.

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





GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed composite front door with obscure glazed inserts and leaded detailing. The entrance hall has fabulous exposed timber beams and batons on display, two ceiling light points, high-quality flooring, a cast-iron column radiator, a kite winding staircase with wooden banister and traditional spindle balustrade rising to the first floor, multi-panel doors providing access to the downstairs w.c., home office/snug, open-plan dining kitchen, and multi-panel timber and glazed double doors leading seamlessly into the lounge.

DOWNSTAIRS W.C. / UTILITY

The downstairs w.c. features a modern, white, two-piece suite comprising a low-level w.c. with push-button flush and a broad wash hand basin with chrome monobloc mixer tap and vanity cupboards beneath. There is mosaic tiling to the splash areas, vinyl tiled flooring, a chrome ladder-style radiator, a central ceiling light point, an extractor fan, a bank of double-glazed windows with obscure glass to the side elevation, exposed timber beams to the ceiling, and space and provisions for an automatic washing machine with tumble dryer above. A cupboard also houses the wall-mounted combination boiler.





HOME OFFICE / SNUG

This versatile additional reception room enjoys fabulous open-aspect views of neighbouring fields through a bank of double-glazed windows to the side elevation. The window has an attractive exposed stone sill and there are beams and batons to the ceiling, a central ceiling light point, and a radiator. This room could be utilised as a home office, snug or occasional bedroom.

LOUNGE

The lounge is a generously proportioned reception room boasting an array of characters, including a fabulous exposed timber beam with batons to the ceiling, a bank of double-glazed windows to the front elevation with natural stone tiled sill, two ceiling light points, two wall light points and a radiator.



OPEN-PLAN DINING KITCHEN

The dining kitchen enjoys a great deal of natural light which cascades through dual-aspect banks of windows to the side and rear elevations, as well as exposed timber beams and batons to the ceiling, natural slate tiled flooring, inset spotlighting, a ceiling light point, and a radiator. There are a wide range of fitted wall and base units with handleless cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half-bowl, quartz sink and drainer unit with brushed chrome mixer tap. There are high-quality, built-in Bosch appliances, including a five-ring induction hob with ceramic splashback and touchscreen canopy-style cooker hood over, a waist-level fan assisted oven, and a shoulder-level microwave combination oven. There is also a dishwasher, under-unit lighting, soft-closing doors and drawers, and a double-glazed external door to the rear elevation providing seamless access to the gardens.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which features multi-panel doors providing access to three double bedrooms and the house bathroom. There is an exposed timber beam to the ceiling, a central ceiling light point, a wooden banister with spindle balustrade over the stairwell head, and a bank of windows to the side elevation providing borrowed light to and from the principal bedroom.

BEDROOM ONE WALK-IN WARDROBE / DRESSING AREA

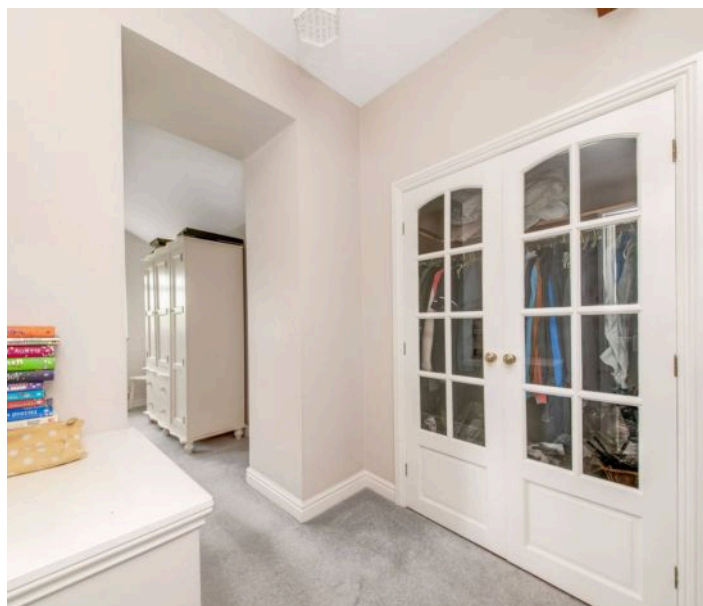
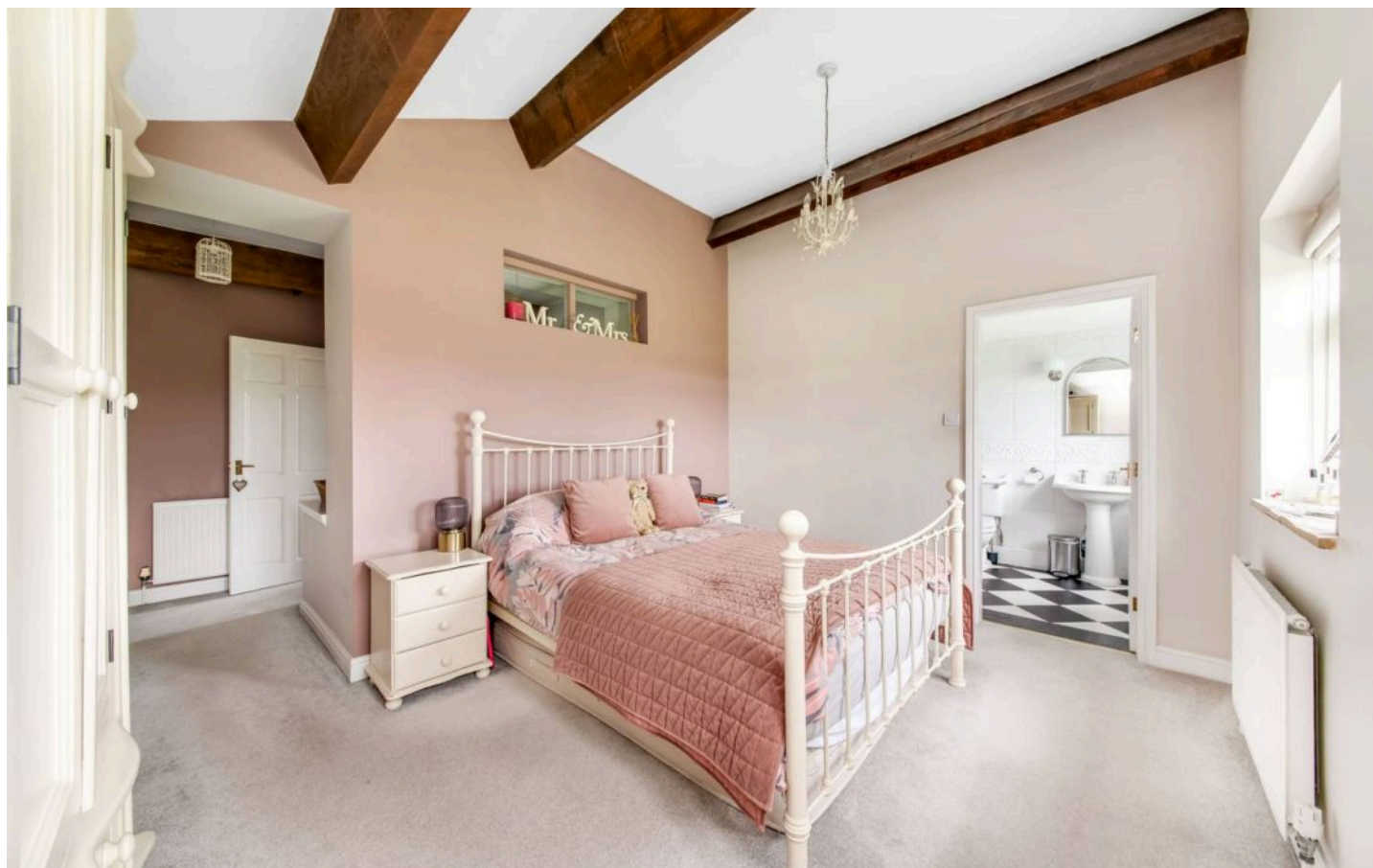
Accessed directly off the first floor landing is the dressing area, which features an exposed timber beam to the ceiling, a central ceiling light point, a useful work surface built in over the bulkhead for the stairs, and fitted wardrobes accessed via multi-panel timber and glazed doors with hanging rails and shelving in situ. The dressing area then leads into the bedroom.

BEDROOM ONE

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. The room features a part-vaulted ceiling with two banks of windows to the side elevation, taking advantage of views across neighbouring fields. There are exposed timber beams to the ceiling, a ceiling light point, two radiators, and the room benefits from en-suite shower room facilities and a walk-in wardrobe/dressing area.

BEDROOM ONE EN-SUITE BATHROOM

The en-suite features a traditional-style, white, three-piece suite comprising a freestanding clawfoot roll-top bath with showerhead mixer tap, a low-level w.c. and a pedestal wash hand basin. There is tiled flooring, attractive tiled walls, an exposed timber beam to the ceiling, inset spotlighting, a radiator, and a bank of double-glazed windows with obscure glass to the side elevation.





BEDROOM TWO

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows with natural stone tiled sill to the front elevation, providing pleasant views onto the hamlet of Stead Gate and across a pond with tree-lined backdrop. There are two ceiling light points, a radiator and an exposed timber beam.

BEDROOM THREE

Bedroom three is another generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are two banks of windows to the rear elevation with views over rooftops towards Emley Moor Mast, an exposed timber beam to the ceiling, a radiator and two ceiling light points.

HOUSE BATHROOM

The house bathroom features a high-quality, contemporary, three-piece suite comprising a panel bath with thermostatic rainfall shower over, separate handheld attachment and glazed shower guard, a broad wash hand basin with chrome monobloc mixer tap and vanity cupboards beneath which incorporate a low-level w.c. with concealed cistern and push-button flush. There is an attractive quartz top, vanity mirror, tiling to the splash areas, tiled flooring, a chrome ladder-style radiator, an exposed timber beam to the ceiling, inset spotlighting, an extractor fan, and a double-glazed window with obscure glass and quartz sill. The bathroom also benefits from underfloor heating.



EXTERNAL

FRONT GARDEN

The property occupies a particularly enviable position, nestled in the quiet cul-de-sac setting of Stead Gate in Shelley. Occupying a fabulous corner plot which takes full advantage of superb open-aspect views across neighbouring fields. To the front, the property is approached via a gated private driveway, providing off-street parking for multiple cars in tandem. There is a slate gravelled area to the top of the garden which is low maintenance and features flowers, shrubs and dry stone wall boundaries. The front garden is laid predominantly to lawn with mature, well-stocked flower and shrub beds, and is an ideal space for enjoying the morning and afternoon sun. There is a door canopy with external light, provisions for an EV point, and a pathway proceeds down the side of the property where there is an external tap, an external double plug socket, an external light, a bin store, and a hardstanding for a substantial shed. A gate encloses the rear garden.

REAR GARDEN

Externally to the rear, the property benefits from a low maintenance and enclosed garden which features a flagged patio area ideal for al fresco dining and barbecuing. There are steps leading to the top tier of the garden, which features a lawn area and a slate gravelled area, enjoying the evening sun. The rear gardens enjoys panoramic views across neighbouring fields, and there are attractive dry stone wall boundaries, privacy-bearing hedge boundaries and an external security light.

DRIVEWAY

2 Parking Spaces





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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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