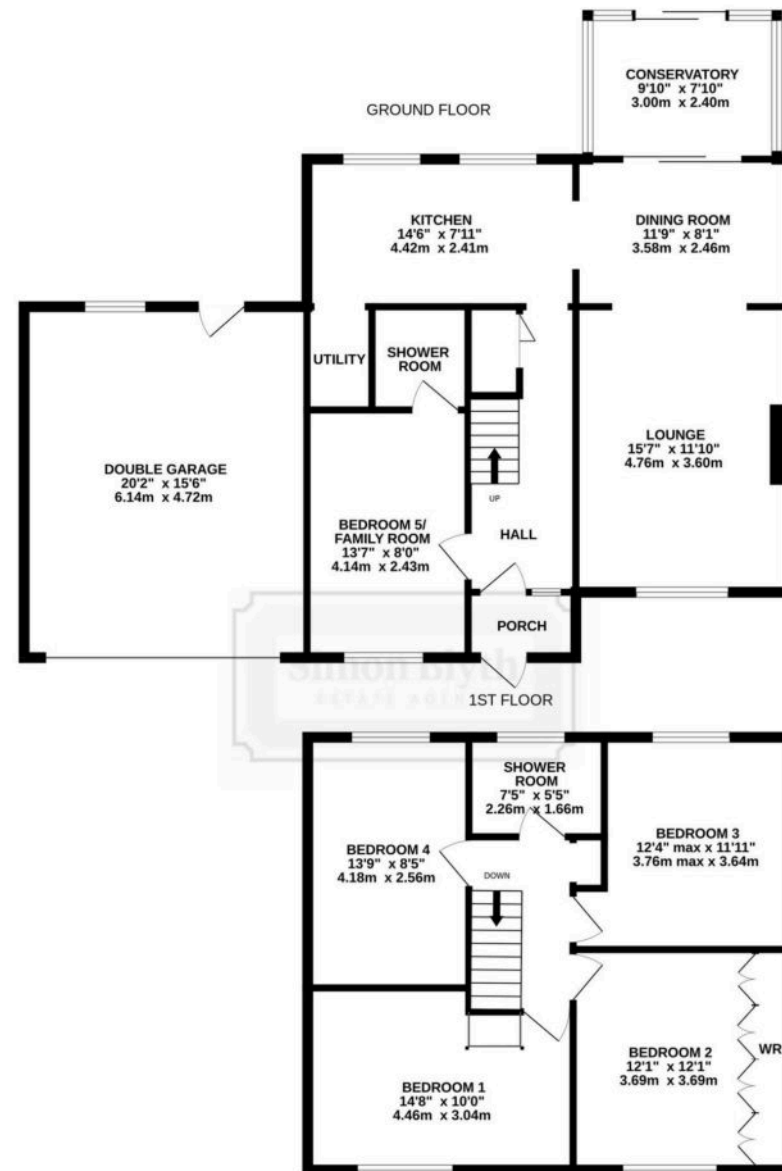




Jos Lane, Shepley
Huddersfield, HD8 8DW

Offers in Region of **£400,000**



JOS LANE

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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42 Jos Lane

Shepley, Huddersfield, HD8 8DW

BOASTING FABULOUS, PANORAMIC OPEN ASPECT ACROSS ROLLING FIELDS WITH VIEWS TOWARDS EMLEY MOOR. SITUATED ON JOS LANE, OCCUPYING A FANTASTIC CORNER PLOT IS THIS FIVE BEDROOM, SEMI-DETACHED FAMILY HOME. LOCATED IN THE SOUGHT AFTER VILLAGE OF SHEPLEY, A SHORT WALK TO THE VILLAGE HIGH STREET, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CLOSE TO AMENITIES AND THE TRAIN STATION.

The property accommodation briefly comprises of entrance porch, inner hallway, kitchen, utility room, formal dining room, lounge, conservatory, bedroom five/family room with en-suite shower room. To the first floor there are four well proportioned double bedrooms and the house shower room. Externally there is a driveway to the front and two lawn areas with fabulous views across open fields. To the rear is a private garden laid predominantly to lawn with flagged patio area.

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





GROUND FLOOR

ENTRANCE PORCH

Enter into the property through a double-glazed PVC front door with obscure glazed inserts. The porch features a partly exposed stone wall, vinyl tiled flooring, and a timber and glazed door with obscure glazed inserts and adjoining window providing access to the inner hallway.

INNER HALLWAY

The inner hallway features a staircase with wooden banister and spindle balustrade rising to the first floor, decorative coving to the ceiling, a ceiling light point, a radiator, and tile-effect vinyl flooring. An oak door provides access to the ground floor bedroom, a doorway proceeds into the breakfast kitchen, and a concertina sliding door encloses an understairs storage cupboard.

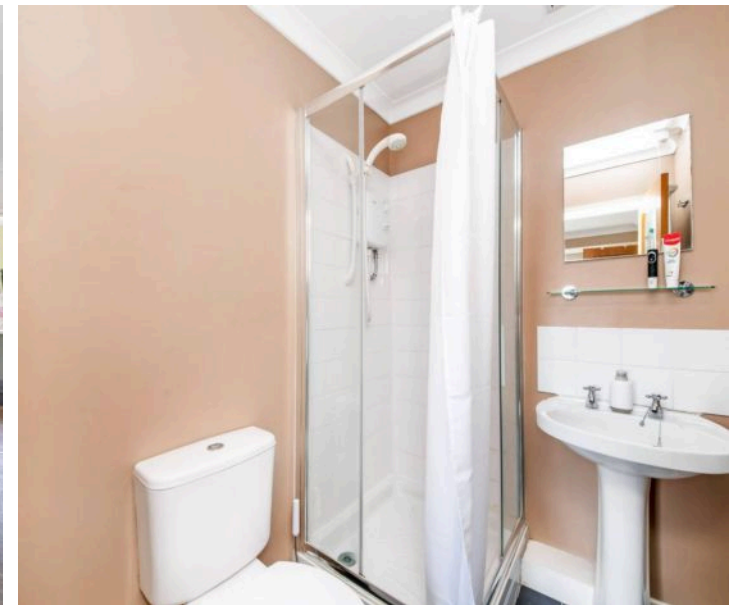
GROUND FLOOR BEDROOM

13' 7" x 8' 0" (4.14m x 2.44m)

The ground floor bedroom can accommodate a double bed with ample space for freestanding furniture. There is decorative coving to the ceiling, a ceiling light point, a radiator, an oak and glazed door leading into the en-suite shower room, and a bank of double-glazed windows to the front elevation, taking full advantage of pleasant, panoramic views across open fields.

EN-SUITE SHOWER ROOM

The ground floor en-suite features a modern, white, three-piece suite comprising a low-level WC with push-button flush, a pedestal wash hand basin with tiled splashback, and a fixed frame shower cubicle with an electric Triton Enrich shower. There is decorative coving to the ceiling, a ceiling light point, an extractor fan, a radiator, and a wall-mounted, horizontal, ladder-style radiator.





OPEN-PLAN DINING KITCHEN

KITCHEN AREA

14' 6" x 7' 11" (4.42m x 2.41m)

The dining kitchen enjoys a great deal of natural light cascading through two banks of double-glazed windows to the rear elevation. The kitchen benefits from fitted wall and base units with high-gloss cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half bowl, stainless steel sink and drainer unit with chrome mixer tap. There are built-in appliances including a four-ring gas on glass Cooke & Lewis hob with canopy-style cooker hood over, an electric fan-assisted Bush oven, and an integrated dishwasher. There is tiling to splash areas, decorative coving, a wall-mounted chrome ladder-style radiator, a central ceiling light point, tile-effect vinyl flooring, and the kitchen houses the wall-mounted Viessman combination boiler. A doorway leads into the utility cupboard and further doorway leads into the dining area.

DINING AREA

11' 9" x 8' 1" (3.58m x 2.46m)

The dining area has double-glazed sliding patio doors to the rear elevation, leading to the conservatory. There is decorative coving to the ceiling, a central ceiling light point, a radiator, and a doorway leading into the lounge.



CONSERVATORY

9' 10" x 7' 10" (3.00m x 2.39m)

The conservatory enjoys a great deal of natural light which cascades through triple-aspect windows to either side elevation and the rear elevation. Double-glazed sliding patio doors provide access to the rear garden, and there is a radiator.

UTILITY CUPBOARD

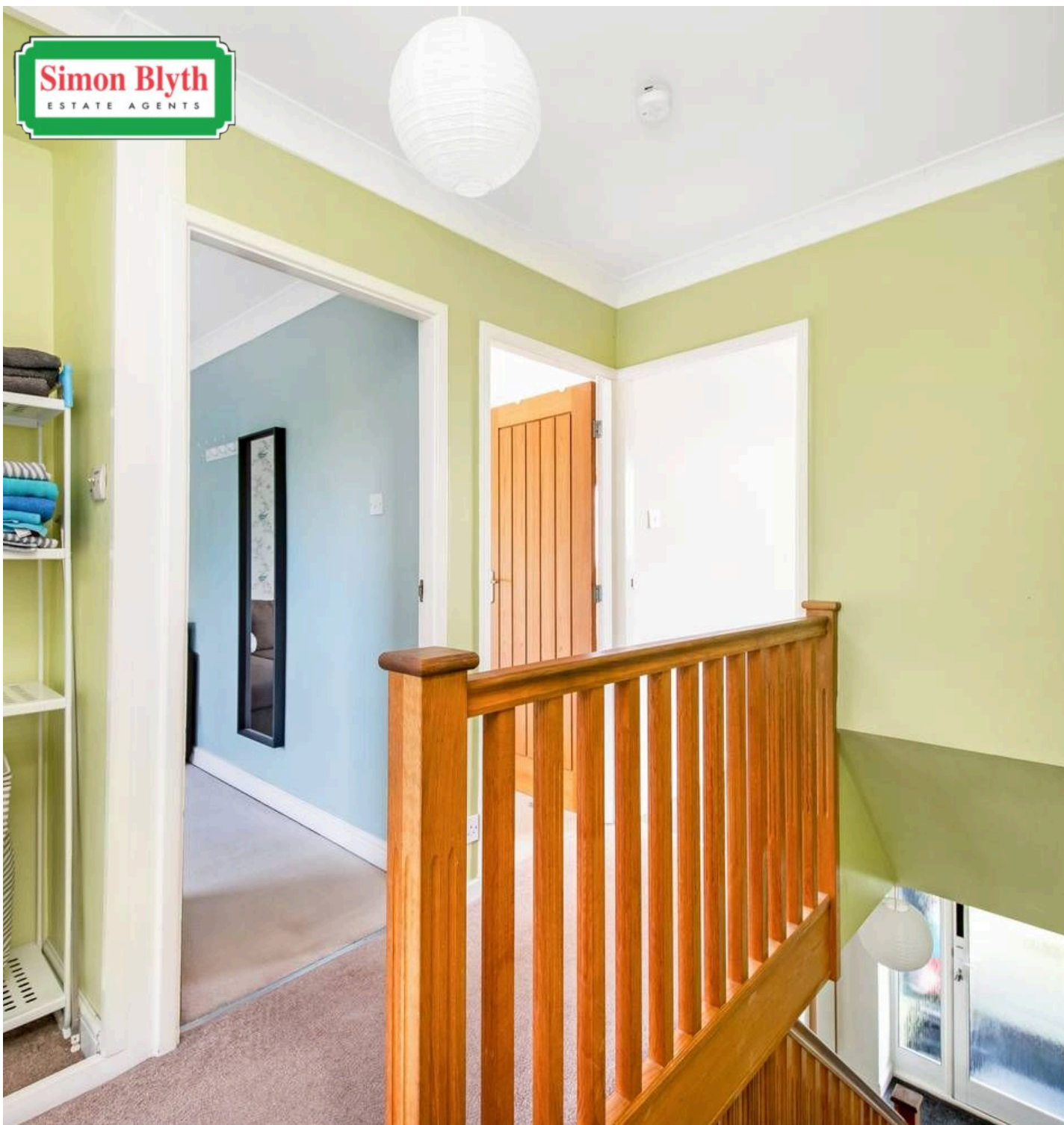
The utility cupboard features a continuation of the tile-effect vinyl flooring from the kitchen, decorative coving to the ceiling, a wall light point, a double-glazed window with obscure glass to the side elevation, and plumbing and provisions for an automatic washing machine with work surface above and fitted shelf for additional storage.

LOUNGE

15' 7" x 11' 10" (4.75m x 3.61m)

The lounge is a generously proportioned, light and airy reception room with a bank of double-glazed windows to the front elevation, taking full advantage of superb, panoramic views across the valley. There is decorative coving to the ceiling, a radiator, television and telephone points, and the focal point of the room is the Clearview Dunsley cast-iron stove which is set upon a raised tiled hearth with stone lintel above.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There are oak doors providing access to four bedrooms and the house bathroom, decorative coving to the ceiling, a ceiling light point, an oak banister with spindle balustrade over the stairwell head, and a loft hatch providing access to a useful attic space. There is also a useful recessed cupboard for additional storage.

BEDROOM ONE

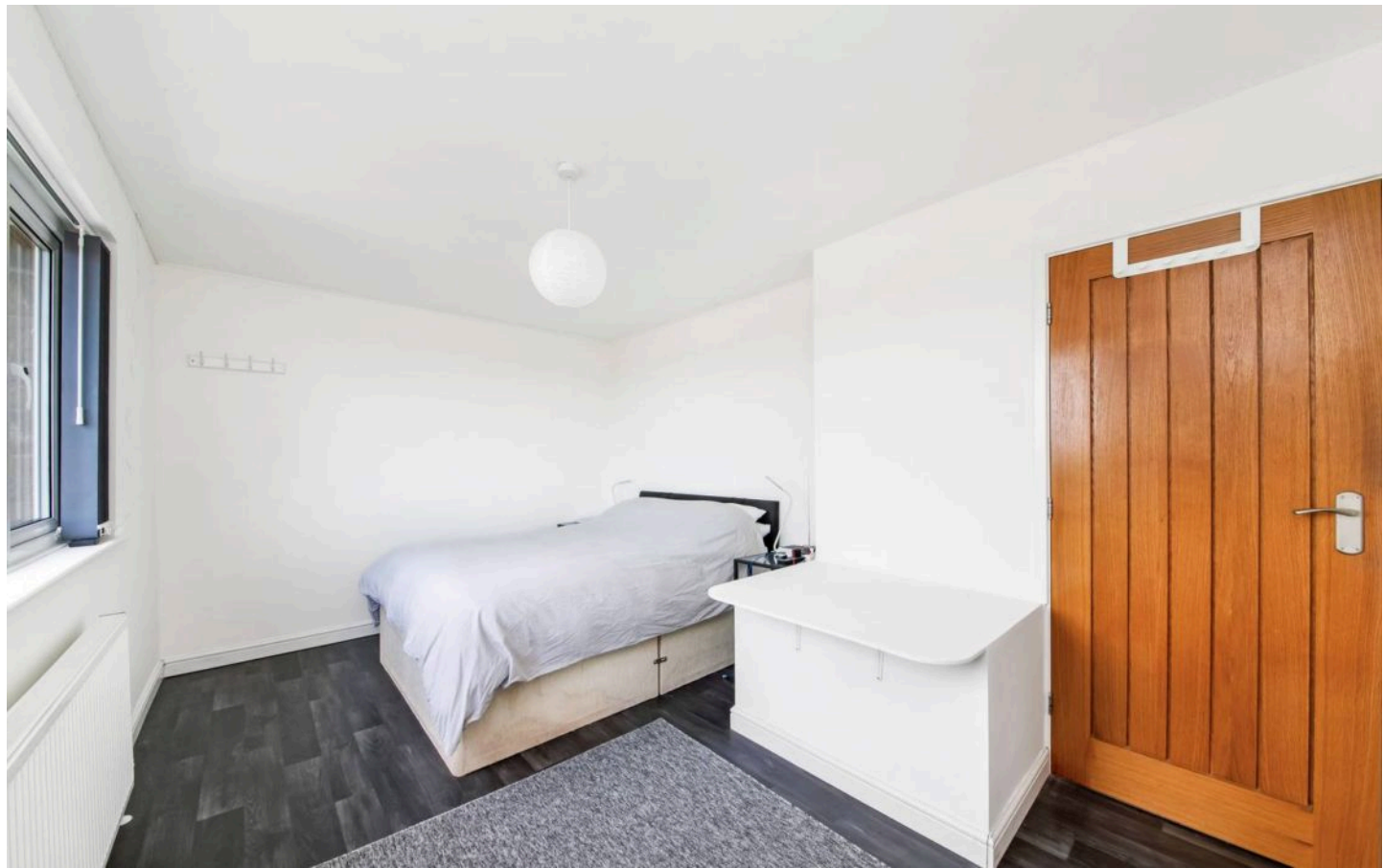
14' 8" x 10' 0" (4.47m x 3.05m)

The principal bedroom is a generously proportioned double bedroom with ample space for freestanding furniture and featuring a bank of double-glazed windows to the front elevation, taking full advantage of panoramic views across rolling fields and countryside towards Emley Moor Mast. There is a ceiling light point and a radiator.

BEDROOM TWO

12' 1" x 12' 1" (3.68m x 3.68m)

Bedroom two is another generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, again enjoying open-aspect views, and there is decorative coving to the ceiling, a central ceiling light point and a radiator. The room benefits from a bank of fitted wardrobes with hanging rails, shelving and drawer units in situ.





BEDROOM THREE

12' 4" x 11' 11" (3.76m x 3.63m)

Bedroom three is situated to the rear of the property and is another double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, boasting views across the property's gardens, and there is decorative coving to the ceiling, a ceiling light point and a radiator.

BEDROOM FOUR

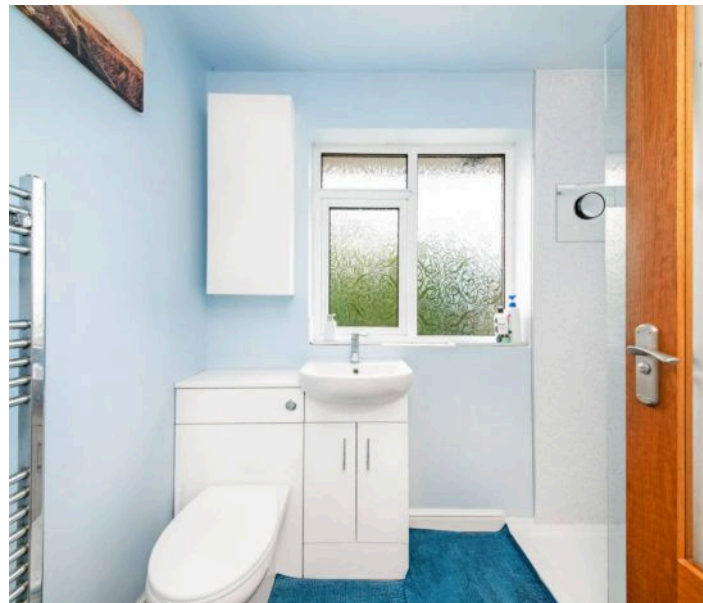
13' 9" x 8' 5" (4.19m x 2.57m)

Bedroom four can accommodate a double bed with ample space for freestanding furniture. The room enjoys a great deal of natural light, courtesy of dual-aspect windows to the side and rear elevations, and features a ceiling light point and a radiator.

HOUSE SHOWER ROOM

7' 5" x 5' 5" (2.26m x 1.65m)

The house shower room features a modern, three-piece suite comprising a low-level WC with push-button flush and concealed cistern which incorporates a wash hand basin with vanity cupboard beneath and chrome monobloc mixer tap, and a fixed frame, walk-in shower cubicle with electric Mira Isle shower and fixed glazed shower guard. There is a ceiling light point, panelling to the splash areas, a chrome ladder-style radiator, and a bank of double-glazed windows with obscure glass and tiled sill to the rear elevation.



EXTERNAL

FRONT GARDEN

The property occupies a generous corner plot and features a driveway providing off-street parking for multiple vehicles side-by-side and in tandem. The front garden is laid predominantly to lawn with flower and shrub beds, features part-hedge and part-wall boundaries, and offers fabulous, panoramic views across Jos Lane and of open countryside towards Emley Moor Mast.

REAR GARDEN

Externally to the rear, the property benefits from an enclosed and spacious rear garden which is laid predominantly to lawn with mature hedged boundaries providing a great deal of privacy. There is a flagged patio area ideal for al fresco dining and barbecuing, an external light, and a hardstanding for a substantial garden shed/workshop. Behind the hardstanding is a bin store and further areas for outbuildings, such as a potting shed and a garden shed.

DOUBLE GARAGE

The garage features an electric, remote-controlled, roller shutter door and has lighting and power in situ. There is a great deal of additional storage available in the rafters, a bank of double-glazed windows to the rear elevation, and a double-glazed external pedestrian access door with obscure glazed inserts to the rear 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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm

VIEWING NOTES:-



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