

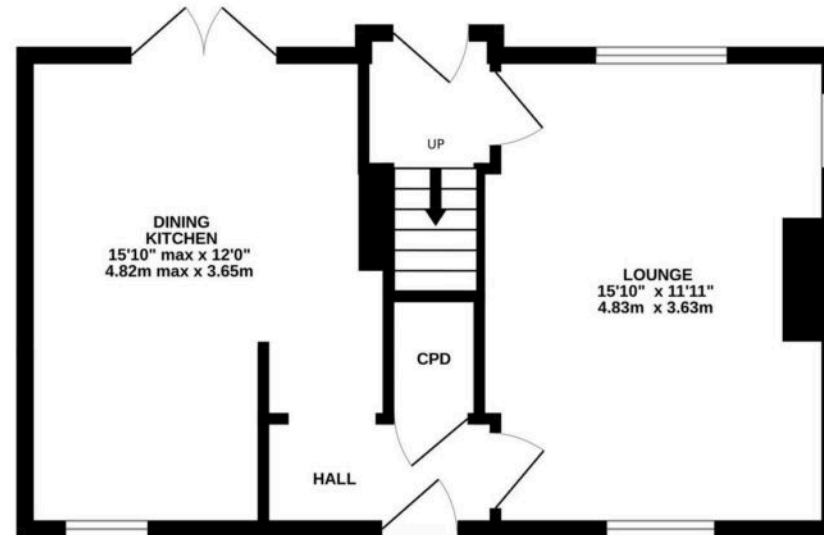


**The Square off Jos Lane, Shepley**  
Huddersfield, HD8 8DH

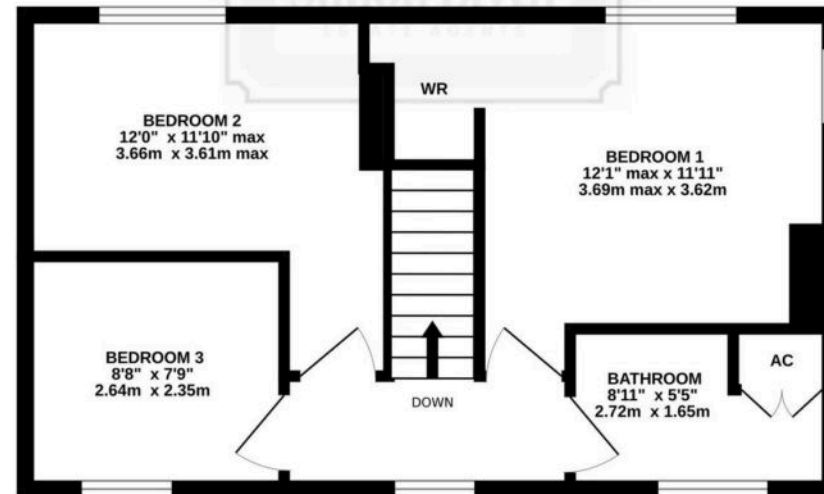
Offers in Region of **£270,000**



## GROUND FLOOR



## 1ST FLOOR



## THE SQUARE

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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## 4 The Square off Jos Lane

Shepley, Huddersfield, HD8 8DH

TUCKED AWAY IN A PRIVATE COURTYARD SETTING IS THIS SUPERBLY PRESENTED, THREE-BEDROOM FAMILY HOME. SITUATED AT THE SQUARE, SHEPLEY OFF JOS LANE, THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, A SHORT WALK FROM VILLAGE AMENITIES AND THE TRAIN STATION, AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS A FABULOUS CORNER PLOT WITH GENEROUS, LOW MAINTENANCE GARDENS, OPEN-PLAN DINING KITCHEN ROOM AND THREE GOOD-SIZED BEDROOMS.

The property accommodation briefly comprises entrance, open-plan dining kitchen and lounge to the ground floor. To the first floor are three bedrooms and the house bathroom. Externally, the property boasts a fabulous, low maintenance garden to the front, which features a flagged patio ideal for al fresco dining, an artificial lawn and a raised decked area.

Tenure Freehold.

Council Tax Band A.

EPC Rating TBC.









## GROUND FLOOR

### ENTRANCE

Enter into the property through a double-glazed, composite front door with obscure glazed inserts. The entrance features attractive tiled flooring, a radiator, a ceiling light point, multi-panel doors providing access to the lounge, a cottage-style door with Suffolk thumb latch enclosing a useful understairs cupboard, and a doorway then leads seamlessly into the open-plan dining kitchen.

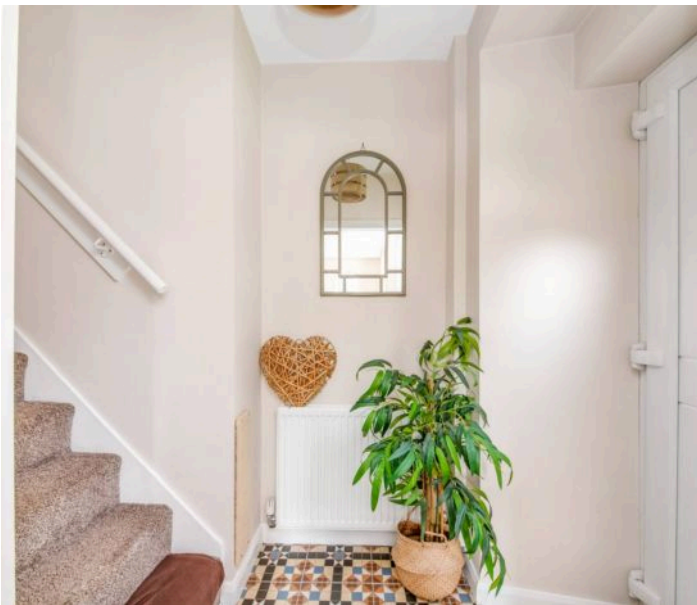
### LOUNGE

15' 10" x 11' 11" (4.83m x 3.63m)

The lounge is a generously proportioned, light and airy reception room which features triple-aspect windows to the front, rear and side elevations. There is a central ceiling light point, a radiator, a multi-panel door providing access to the rear vestibule, and the focal point of the room is the inglenook stone fireplace with cast-iron, Clearview Dunsley log burning stove set upon a raised stone hearth.

### REAR VESTIBULE

The rear vestibule features attractive tiled flooring, a ceiling light point, a radiator, and a carpeted staircase with wooden handrail proceeding to the first floor. There is a double-glazed PVC door with obscure glazed inserts to the rear elevation.







## OPEN-PLAN DINING KITCHEN

15' 10" x 12' 0" (4.83m x 3.66m)

The dining kitchen enjoys a great deal of natural light cascading through a double-glazed window to the front elevation and double-glazed French doors providing access to the rear gardens. There is a continuation of the attractive tiled flooring from the entrance, inset spotlighting, a ceiling light point over the dining area and a radiator. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and solid oak work surfaces over, which incorporate a ceramic Belfast sink unit with chrome mixer tap. There is a matching oak upstand, high gloss tiling, under-unit lighting, soft-closing doors and drawers, and there are built-in appliances including a five-ring gas Beko hob with canopy-style cooker hood over, a shoulder-level double oven, space and provisions for an automatic washing machine and tall-standing fridge freezer unit. The kitchen also houses the wall-mounted Viessmann combination boiler.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the rear vestibule, you reach the first floor landing. There is decorative wall panelling and a dado rail, a double-glazed window to the front elevation with pleasant views onto The Square, and multi-panel doors provide access to three well-proportioned bedrooms and the house bathroom.

### BEDROOM ONE

12' 1" x 11' 11" (3.68m x 3.63m)

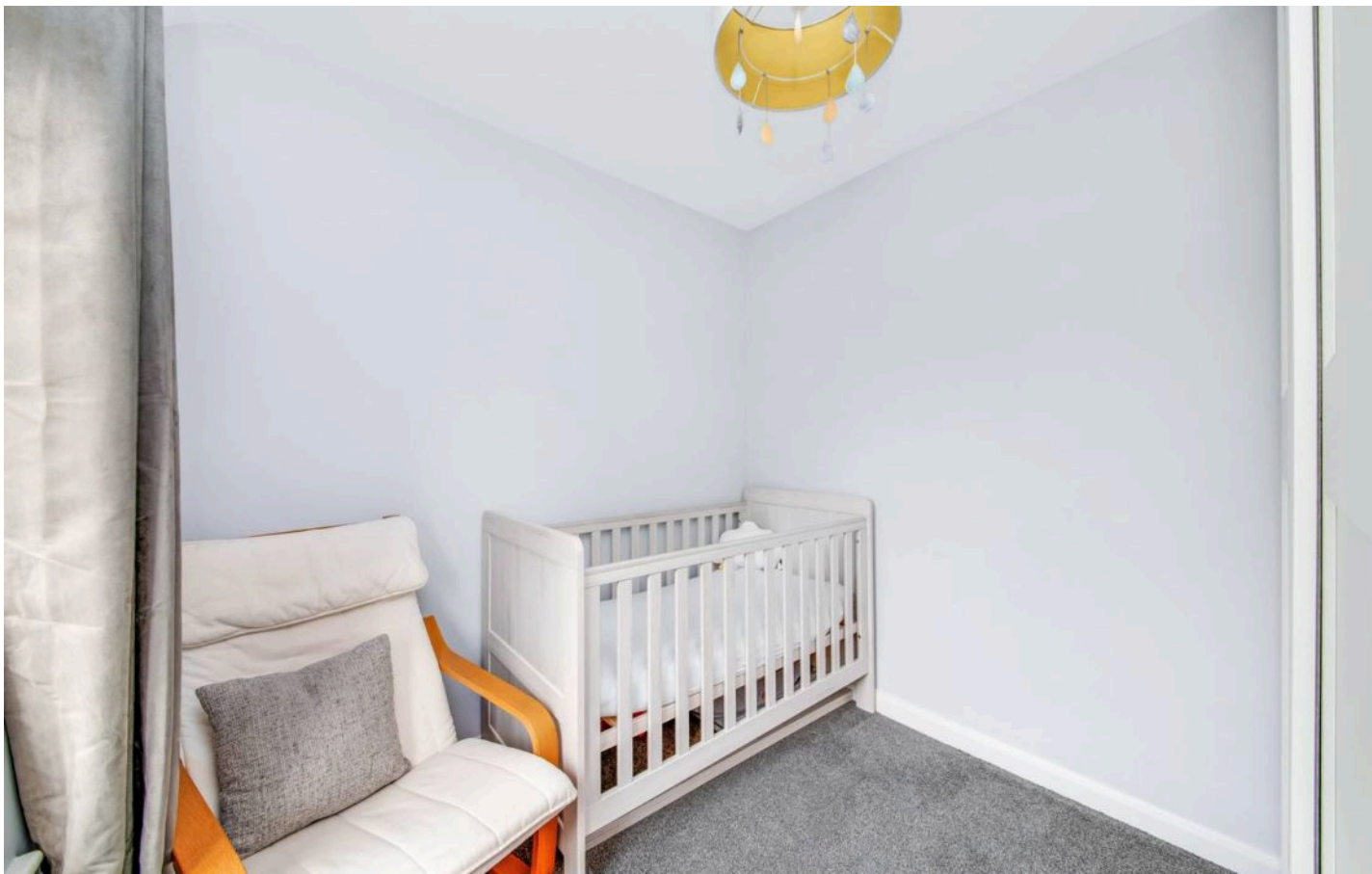
Bedroom one is a generously proportioned, light and airy, dual-aspect double bedroom which features a window to the side elevation and a bank of windows to the rear, offering views over the gardens. There is a ceiling light point, a radiator, a useful walk-in wardrobe with fitted shelving and hanging rails over the bulkhead for the stairs, a partly exposed timber truss to the ceiling, and the focal point of the room is the decorative cast-iron fireplace.

### BEDROOM TWO

12' 0" x 11' 10" (3.66m x 3.61m)

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, a decorative cast-iron fireplace, a loft hatch providing access to a useful attic space, and a bank of double-glazed windows to the rear elevation offering pleasant views across the property's gardens.





### **BEDROOM THREE**

8' 8" x 7' 9" (2.64m x 2.36m)

Bedroom three is a good size bedroom with space for freestanding furniture, it is currently utilised as a nursery. There is a ceiling light point, a radiator, and a bank of windows to the front elevation, providing an open-aspect view and a wealth of natural light.

### **HOUSE BATHROOM**

8' 11" x 5' 5" (2.72m x 1.65m)

The house bathroom features a modern, three-piece suite comprising a double-ended inset bath with tiled surround, thermostatic shower over and showerhead mixer tap, a low-level WC with push-button flush, and a broad pedestal wash hand basin with chrome monobloc mixer tap. There is attractive tiling to the walls, tiled flooring, inset spotlighting to the ceiling, an extractor vent, a chrome ladder-style radiator, a partly exposed timber truss to the ceiling, a useful toiletry and airing cupboard which houses the hot water cylinder, and a double-glazed window with obscure glass to the front elevation.





## EXTERNAL

The property occupies a particularly pleasant corner plot which is low maintenance and features an Indian stone flagged patio, ideal for al fresco dining and barbecuing and enjoying the sun throughout the majority of the day. There is a large middle portion of the garden which features an artificial lawn with raised sleeper beds, flowers and shrubs. A raised patio houses an additional seating area, which boasts a fabulously mature tree with bench seating beneath. There are part-wall and part-fence boundaries, an external light, and a gate which encloses the rear garden. Through the gate is a gravelled hardstanding which could be utilised as additional off-street parking and there is an external security light. Please note, there is a pedestrian footpath running along the side of the property, which must be unobstructed.









## **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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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

## **PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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