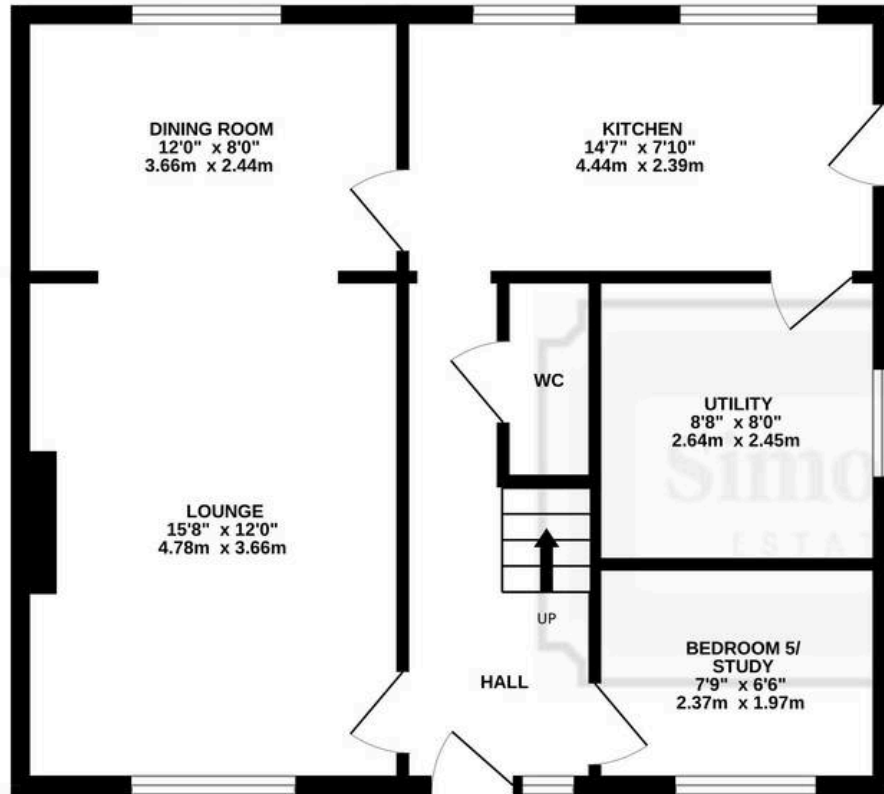




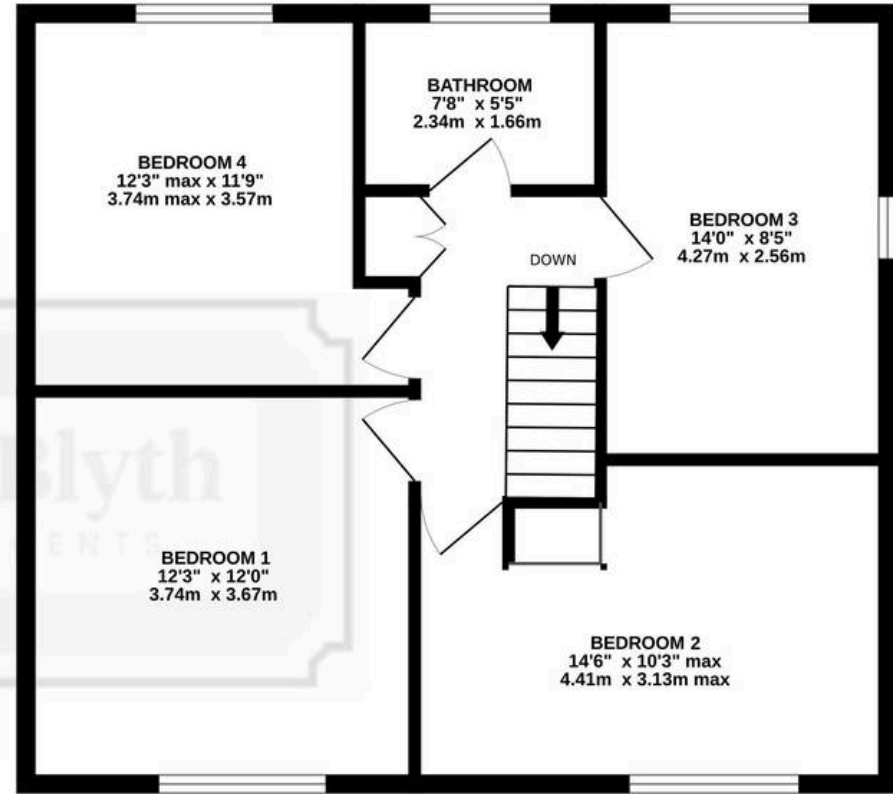
Jos Lane, Shepley
Huddersfield, HD8 8DW

Guide Price **£290,000**

GROUND FLOOR



1ST FLOOR



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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44 Jos Lane

Shepley, Huddersfield, HD8 8DW

***** This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited *****

BOASTING FABULOUS OPEN ASPECT VIEWS ACROSS THE VALLEY AND ROLLING COUNTRYSIDE IS THIS SEMI-DETACHED FOUR/FIVE BEDROOM SEMI-DETACHED FAMILY HOME. SITUATED ON JOS LANE, SHEPLEY, IN CATCHMENT FOR WELL REGARDED SCHOOLING, A SHORT DISTANCE FROM THE VILLAGE HIGH STREET AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION BENEFITING FROM DRIVEWAY, BEAUTIFUL LAWN GARDENS AND OPEN-PLAN LIVING/DINING ROOM.

The accommodation briefly comprises of entrance hall, downstairs WC, open-plan living/dining room, kitchen, utility room and bedroom five/home office to the ground floor. To the first floor there are four double bedrooms and the house bathroom. Externally there is a lawn garden and driveway to the front providing off street parking for multiple vehicles, to the rear is a generous lawn garden with flagged patio ideal for alfresco dining and barbecuing.

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



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscure and stained glass inserts with leaded detailing. The entrance hall features an adjoining window with obscure and stained glass inserts with leaded detailing to the front elevation, inset spotlighting on a remote sensor, decorative coving to the ceiling, a radiator, a useful understairs storage cupboard, multi-panel doors providing access to the spacious lounge, doorways leading into the kitchen and ground floor bedroom, and a staircase with wooden banister rising to the first floor.

KITCHEN

14' 7" x 7' 10" (4.45m x 2.39m)

The kitchen features a wide range of fitted wall and base units with complementary, contrasting work surfaces over, which incorporate a single-bowl, composite sink and drainer unit with chrome mixer tap. The kitchen has space for freestanding appliances, including an electric cooker with tiled splashback and canopy-style cooker hood over, plumbing and provisions for a dishwasher, and space for an under-counter fridge unit. There is tile-effect vinyl flooring, decorative coving to the ceiling, inset spotlighting, under-unit lighting, multi-panel doors providing access to the formal dining room, PVC doors providing access to the utility, and a double-glazed external door with stained glass inserts and leaded detailing which leads out to the gardens. The kitchen benefits from two double-glazed windows to the rear elevation with pleasant views onto the lawn gardens, glazed display cabinets, and a tall pantry cupboard.





UTILITY ROOM

8' 8" x 8' 0" (2.64m x 2.44m)

The utility room features fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over. There is space and provisions for an automatic washing machine and tumble dryer, laminate flooring, a ceiling light point, and a double-glazed window to the side elevation.

FORMAL DINING ROOM

12' 0" x 8' 0" (3.66m x 2.44m)

The dining room enjoys a great deal of natural light and is open plan to the lounge area with dual-aspect windows to the front and rear elevations. There is decorative coving, laminate flooring, a central ceiling light point, a radiator, and a double doorway leading seamlessly into the lounge.



LOUNGE

15' 8" x 12' 0" (4.78m x 3.66m)

The lounge features a continuation of the high-quality laminate flooring from the dining room, as well as a fabulous picture window to the front elevation offering open-aspect views across the valley, decorative coving to the ceiling, a central ceiling light point and a wall light point. The focal point of the room is the cast-iron, Clearview Nordpeis, multi-fuel-burning stove set upon a raised hearth with decorative limestone mantel surround.

GROUND FLOOR BEDROOM / HOME OFFICE

7' 9" x 6' 6" (2.36m x 1.98m)

This versatile room can be utilised in a variety of ways and features a bank of double-glazed windows to the front elevation, taking full advantage of panoramic views across the valley. There is a central ceiling light point, a radiator, and high-quality laminate flooring.

DOWNSTAIRS WC

The downstairs WC features a white, two-piece suite comprising a low-level WC with push-button flush and a wash hand basin with chrome mixer tap and storage cupboard beneath.





FIRST FLOOR

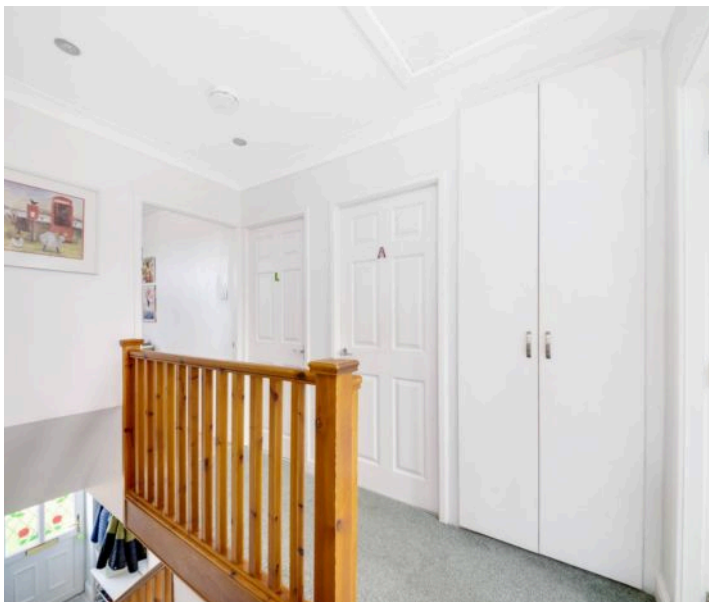
FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There is decorative coving to the ceiling, a wooden banister with spindle balustrade over the stairwell head, inset spotlighting, and multi-panel doors providing access to four bedrooms and the house bathroom. There is a useful airing cupboard for additional storage, as well as a loft hatch with drop-down ladder providing access to a useful attic space.

BEDROOM ONE

12' 3" x 12' 0" (3.73m x 3.66m)

Bedroom one is a 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 taking full advantage of open-aspect views across fields, open countryside and towards Emley Moor Mast. There is decorative coving to the ceiling, inset spotlighting, a radiator, and high-quality laminate flooring.



BEDROOM TWO

14' 6" x 10' 3" (4.42m x 3.12m)

Bedroom two is another light and airy, generously proportioned double bedroom with ample space for freestanding furniture. There is decorative coving to the ceiling, a radiator, high-quality laminate flooring, inset spotlighting, and a bank of double-glazed windows to the front elevation taking full advantage of fabulous, open-aspect views.

BEDROOM THREE

14' 0" x 8' 5" (4.27m x 2.57m)

Bedroom three is a particularly light and airy double bedroom with dual-aspect windows to the rear and side elevations. There is laminate flooring, inset spotlighting to the ceiling, decorative coving and a radiator. The window to the rear elevation enjoys views across the property's gardens.

BEDROOM FOUR

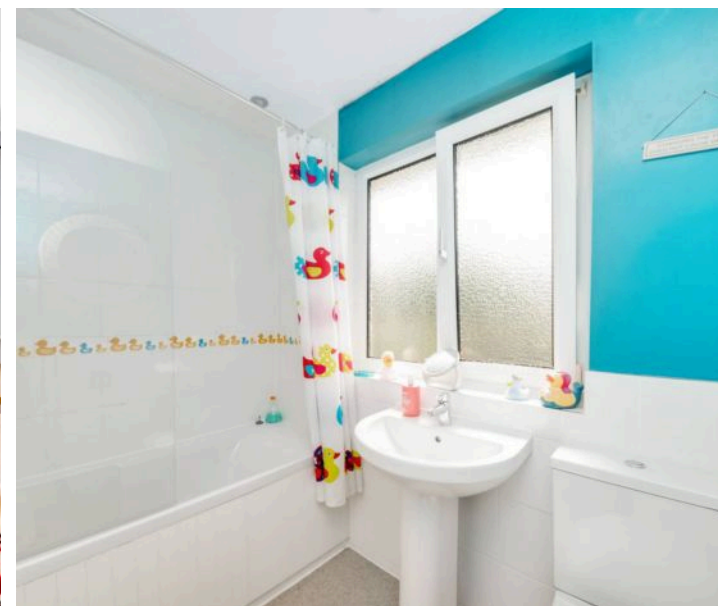
12' 3" x 11' 9" (3.73m x 3.58m)

Bedroom four is another light and airy double bedroom with ample space for freestanding furniture. There is high-quality laminate flooring, decorative coving to the ceiling, inset spotlighting, a radiator, and a bank of double-glazed windows to the rear elevation.

HOUSE BATHROOM

7' 8" x 5' 5" (2.34m x 1.65m)

The house bathroom features a modern, white, three-piece suite comprising a low-level WC with push button flush, a pedestal wash hand basin with chrome mixer tap over, and a panel bath with shower and glazed shower guard. There is inset spotlighting to the ceiling, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the rear elevation.





EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a flagged driveway providing off-street parking for multiple vehicles. The front garden is laid predominantly to lawn with a pathway leading to the front. There are part-wall, part-hedge and part-fence boundaries, external security lights and an external tap. A gate and fence encloses the side and rear gardens, and there is an external double plug point and EV point.

REAR GARDEN

Externally to the rear, the property enjoys a particularly spacious and private rear garden of generous proportions and with a flagged patio area which is ideal for al fresco dining and barbecuing. The rear garden is laid predominantly to lawn with well-stocked flower, tree and shrub beds and a rockery to the bottom of the garden with an additional gravelled area. There is a hardstanding for a garden shed, an external security light, an external tap, and to the side of the property is an additional flagged patio which enjoys the afternoon and evening sun and has a side access point with additional security light leading into the kitchen.



ADDITIONAL INFORMATION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the 'Reservation Period'). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

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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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.

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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