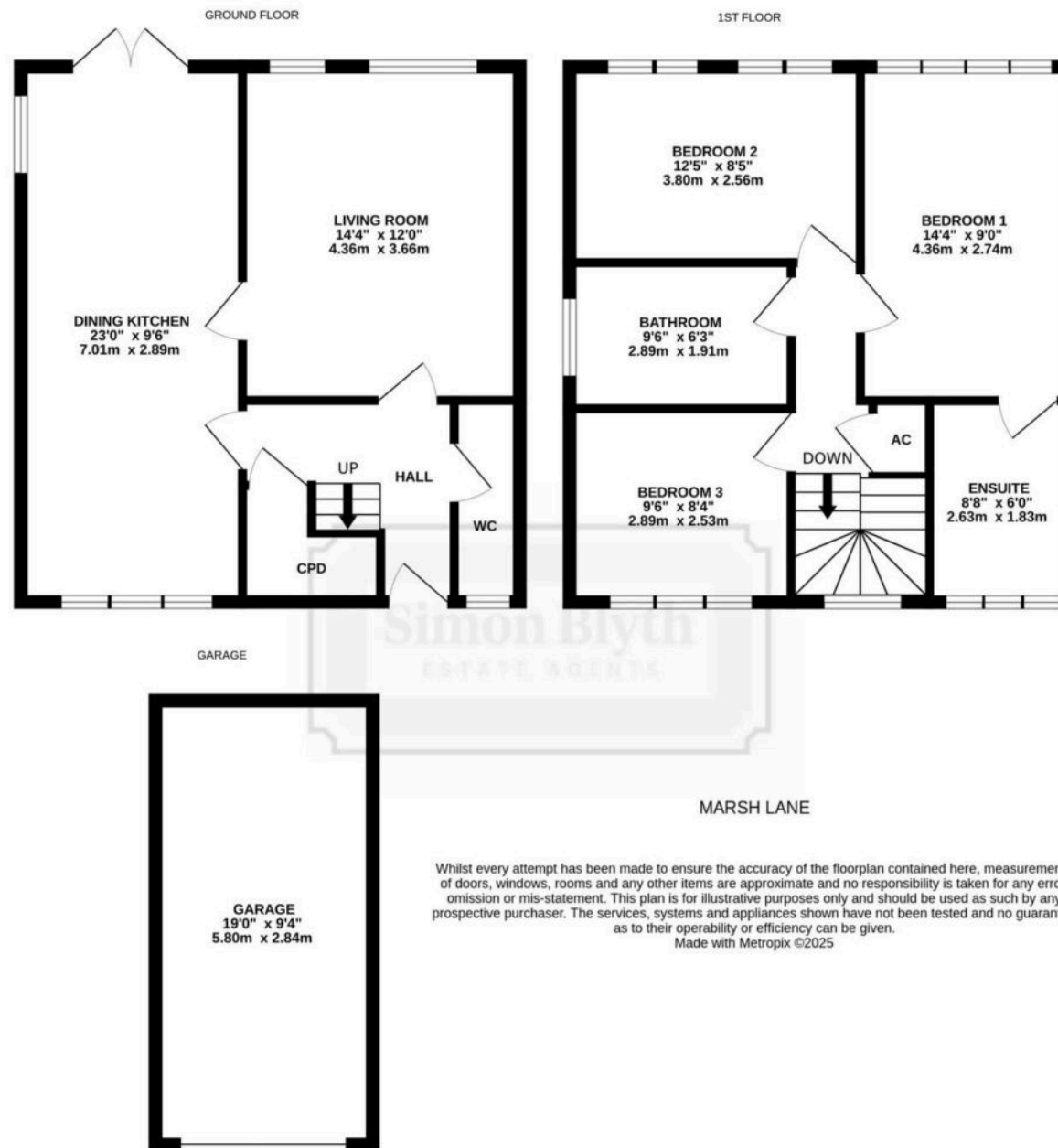




Marsh Lane, Shepley
Huddersfield, HD8 8AE

Offers in Region of **£400,000**



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6 Marsh Lane

Shepley, Huddersfield, HD8 8AE

A SUPERBLY PRESENTED, SEMI-DETACHED FAMILY HOME, HAVING BEEN MUCH IMPROVED WITH MODERN CONTEMPORARY INTERIOR, COMPLEMENTED BY HIGH SPECIFICATION FIXTURES AND FITTINGS THROUGHOUT. THE PROPERTY IS SITUATED IN A QUIET COURTYARD SETTING, OCCUPIES A PARTICULARLY PRIVATE POSITION, AND IS LOCATED JUST A SHORT DISTANCE FROM THE VILLAGE CENTRE OF SHEPLEY. IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, THE LOCAL TRAIN STATION AND IN CATCHMENT FOR WELL REGARDED SCHOOLING.

The property accommodation briefly comprises entrance hall, downstairs WC, lounge with impressive arched picture window, and open-plan dining kitchen with French doors out to the rear gardens to the ground floor. To the first floor are three double bedrooms and the house bathroom. Externally, the property benefits from two off-street parking spaces, a single garage, and an enclosed rear garden with fabulous lawn and raised Indian stone flagged patio.

Tenure Freehold.

Council Tax Band C.

EPC Rating C.



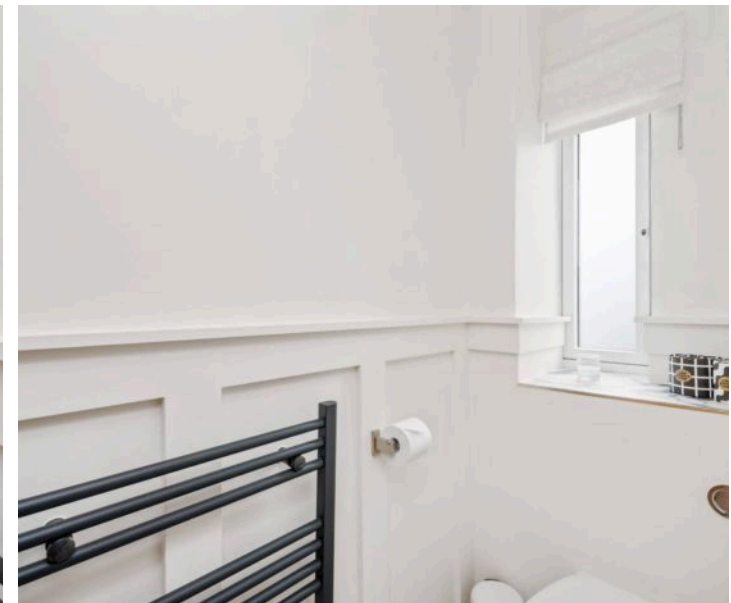
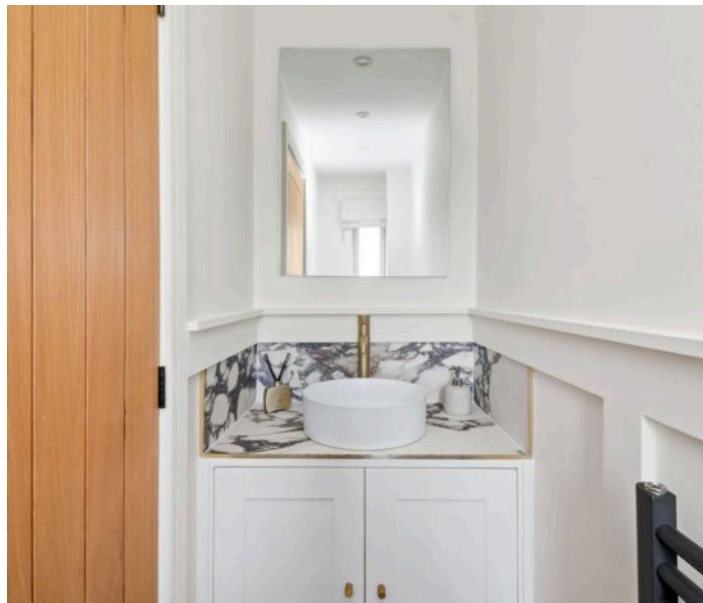
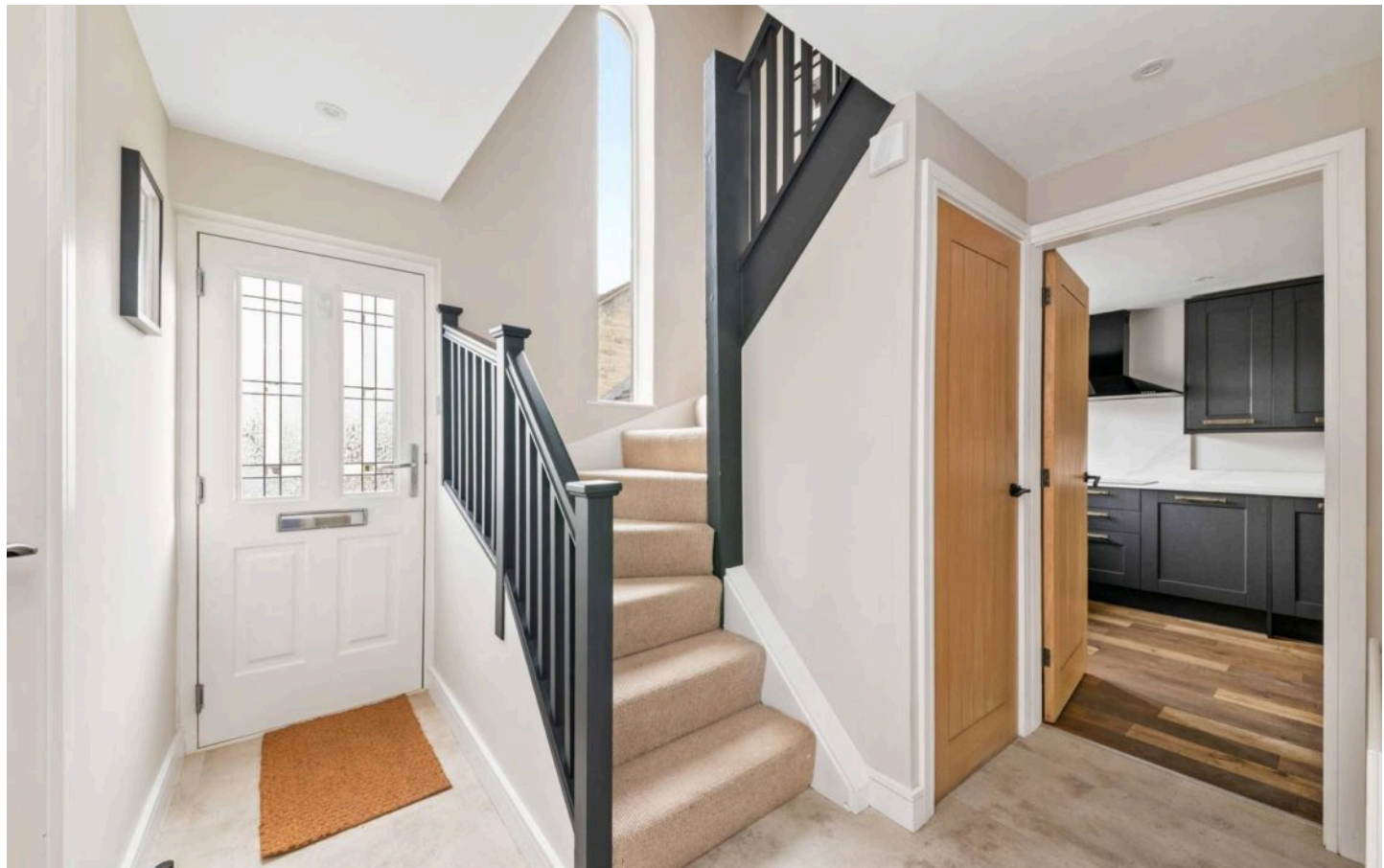
GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed, composite front door with obscure glazed inserts and leaded detailing. The entrance hall features luxury vinyl tiled flooring, inset spotlighting to the ceiling, a radiator, and a kite-winding staircase with wooden banister and spindle balustrade proceeding to the first floor. There is a fabulous arched window to the front elevation providing a wealth of natural light, oak doors providing access to the downstairs WC, open-plan dining kitchen and enclosing a useful understairs storage cupboard, and an oak and glazed door leading into the lounge.

DOWNSTAIRS WC

The WC features a contemporary two-piece suite comprising a low-level WC with concealed cistern and push-button flush, and a broad wash hand basin with floor-mounted brass mixer tap, attractive tiled surface and splashback. There is a vanity cupboard beneath, attractive wall panelling, a continuation of the LVT flooring from the entrance hall, an anthracite ladder-style radiator, inset spotlighting to the ceiling, and a double-glazed window with obscure glass and tiled sill to the front elevation.





LOUNGE

14' 4" x 12' 0" (4.37m x 3.66m)

The lounge enjoys a great deal of natural light which cascades through the double-glazed arched picture window to the rear elevation and an additional double-glazed window overlooking the gardens. There is a central ceiling light point, a radiator, television points, and an oak door proceeding into the open-plan dining kitchen.



OPEN-PLAN DINING KITCHEN

23' 0" x 9' 6" (7.01m x 2.90m)

The triple-aspect dining kitchen enjoys a wealth of natural light cascading through a double-glazed bank of mullioned windows to the front elevation, a window to the side elevation and double-glazed French doors to the rear. There is hardwood flooring, inset spotlighting above the kitchen, and a central ceiling light point over the dining area. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary quartz work surfaces over, which incorporate a ceramic Belfast sink unit with mixer tap over and bevelled drainer. There are high-quality, built-in Lamona appliances, including a four-ring ceramic induction hob with canopy-style cooker hood over, a waist-level fan assisted oven, a shoulder-level microwave oven, a dishwasher, under-counter fridge and freezer units, and a washing machine. There is space and provisions for a wine cooler, under-unit lighting, soft-closing doors and drawers, and a matching quartz upstand.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. Oak doors provide access to three well-proportioned double bedrooms and the house bathroom and enclosing a useful airing cupboard with fitted shelving over the bulkhead for the stairs. There is a chandelier point, inset spotlighting to the ceiling and a loft hatch providing access to a useful attic space.

BEDROOM ONE

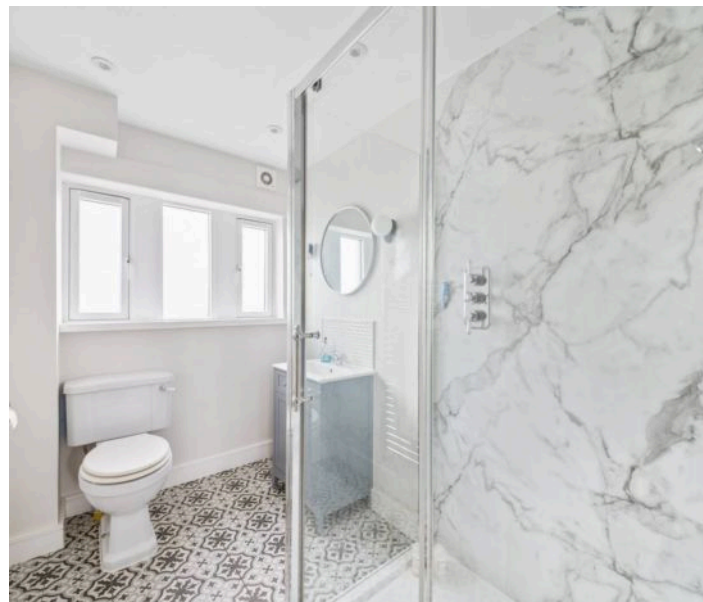
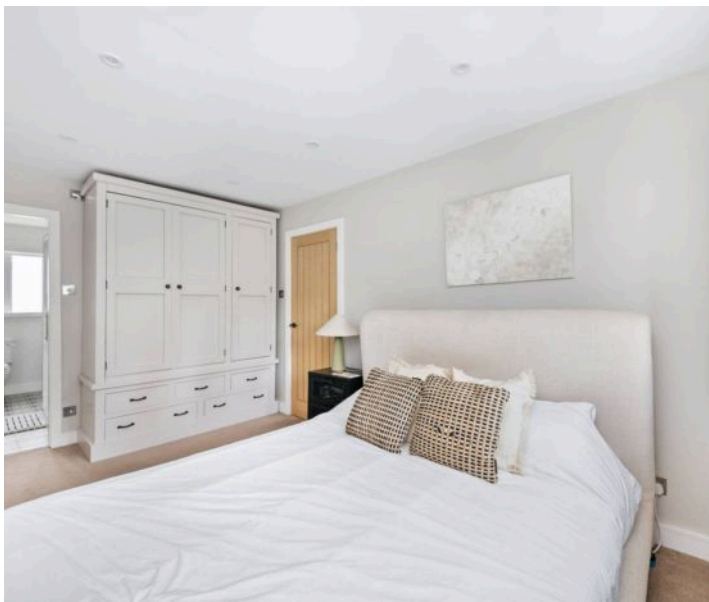
14' 4" x 9' 0" (4.37m x 2.74m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed mullioned windows to the rear elevation, inset spotlighting to the ceiling, a radiator, and an oak door providing access to the en-suite shower room facilities.

BEDROOM ONE EN-SUITE SHOWER ROOM

8' 8" x 6' 0" (2.64m x 1.83m)

The en-suite features a modern, white, three-piece suite comprising a low-level WC, a broad wash hand basin with vanity cupboard beneath, chrome tap and tiled splashback, and a fixed-frame, walk-in shower cubicle with thermostatic rainfall showerhead and separate handheld attachment. There is attractive tiled flooring, panelling to the splash areas, inset spotlighting to the ceiling, two shaver light points, a chrome ladder-style radiator, an extractor fan, and a bank of double-glazed mullioned windows with obscure glass to the front elevation.



BEDROOM TWO

12' 5" x 8' 5" (3.78m x 2.57m)

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There is a fabulous, circular, porthole-style window and bank of double-glazed mullioned windows to the rear elevation with pleasant views onto the rear gardens and of the tree-lined outlook, a ceiling light point and a radiator.

BEDROOM THREE

9' 6" x 8' 4" (2.90m x 2.54m)

Bedroom three is situated to the front of the property and is currently utilised as a dressing room/walk-in wardrobe. It can accommodate a double bed without the fitted furniture. There is a bank of double-glazed mullioned windows to the front elevation with pleasant views onto the courtyard and over rooftops towards Emley Moor Mast, inset spotlighting to the ceiling, a radiator, a bank of fitted cupboards with glazed display shelving, and an oak dressing table/desk unit with cupboards to either side.

HOUSE BATHROOM

9' 6" x 6' 3" (2.90m x 1.91m)

The house bathroom features a white three-piece suite comprising a roll-top, claw foot bath with thermostatic rainfall shower over and glazed shower guard, a broad pedestal wash hand basin, and a low-level WC. There is attractive tiled flooring, herringbone tiling to the splash areas, inset spotlighting to the ceiling, a chrome ladder-style radiator, an Xpelair extractor fan, and a double-glazed porthole window with obscure glazed inserts to the side elevation.





EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway providing off-street parking. There is a lawn garden which sweeps across the front of the property and features a flagged pathway which leads to a gate enclosing the rear garden. There is an external plug point, an external light and an external tap.

REAR GARDEN

The property enjoys a well-proportioned rear garden which features a flagged patio and fabulous lawn area. There are low-maintenance flower and shrub beds, a raised Indian stone flagged patio to the bottom of the garden which is ideal for al fresco dining and barbecuing, part-stone wall and part-fence boundaries, a pergola over the dining area, and external lights.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces



ADDITIONAL INFORMATION

Please note, the property has solar panels which feed into a storage battery, please contact the office for further information.

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.****MAILING LIST**

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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



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