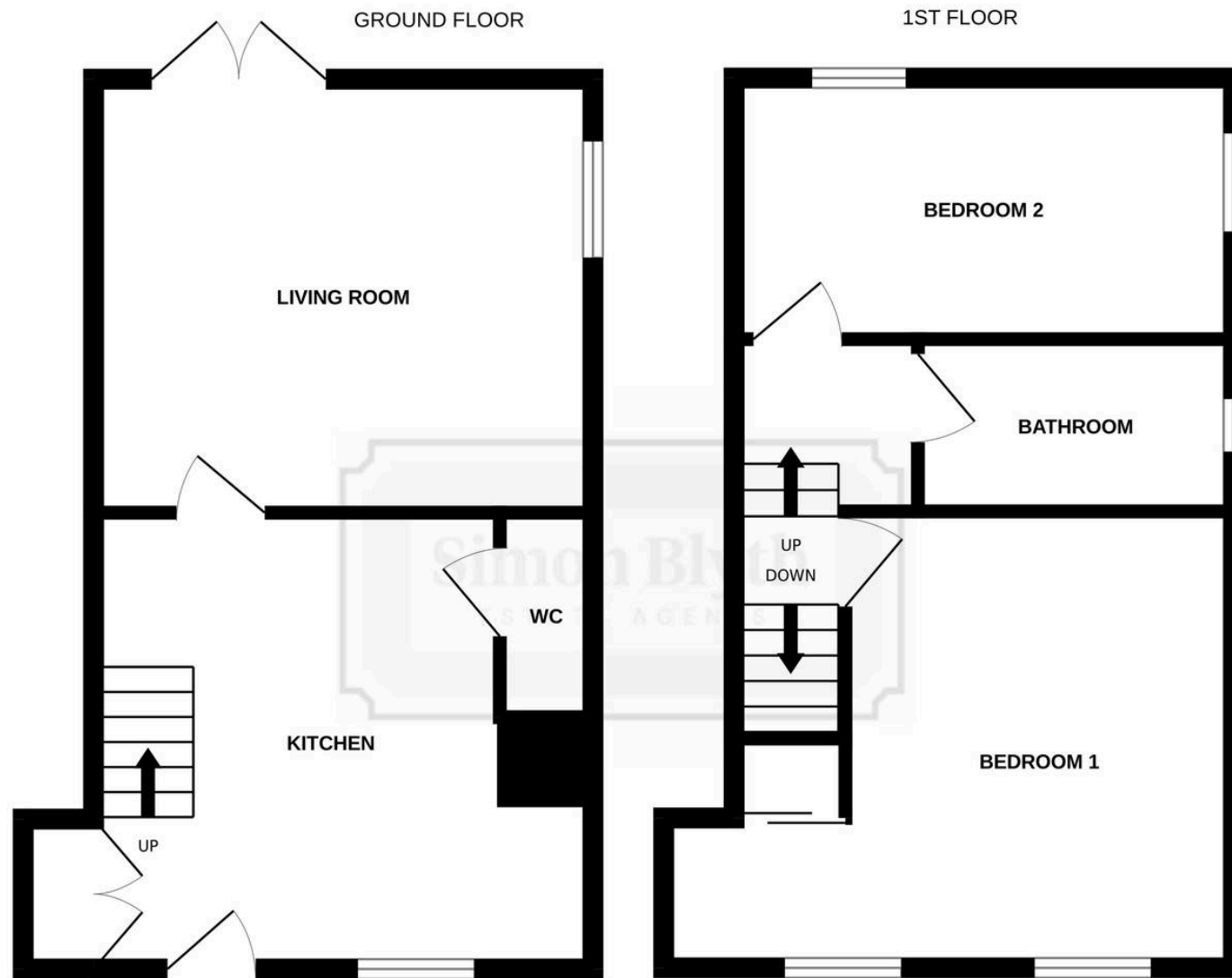




Meadow View Cottage, Dobroyd, Shepley
Huddersfield, HD8 8AU

Offers in Region of **£250,000**



DOBROYD

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Meadow View Cottage

9 Dobroyd, Shepley,
Huddersfield, HD8 8AU

TUCKED AWAY ON A QUIET HAMLET OF PERIOD COTTAGES, IS THIS BEAUTIFULLY PRESENTED, TWO BEDROOM HOME. SITUATED IN A PRIVATE CUL-DE-SAC SETTING ON DOBROYD IN SHEPLEY, THE PROPERTY BOASTS OPEN ASPECT VIEWS ACROSS NEIGHBOURING FIELDS TO BOTH THE FRONT AND REAR AND A TANDEM DRIVEWAY PROVIDING OFF STREET PARKING FOR UP TO TWO VEHICLES.

The property in brief comprises of open-plan dining-kitchen and lounge the ground floor with French doors leading to the enclosed garden to the rear. To the first floor there are two double bedrooms and the house bathroom with a useful attic space providing additional storage. Externally there is a gated block paved driveway which could be utilised as a seating area, to the rear is an enclosed low maintenance garden with Yorkshire stone flags which takes advantage of panoramic views across neighbouring fields.

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





GROUND FLOOR

DINING KITCHEN

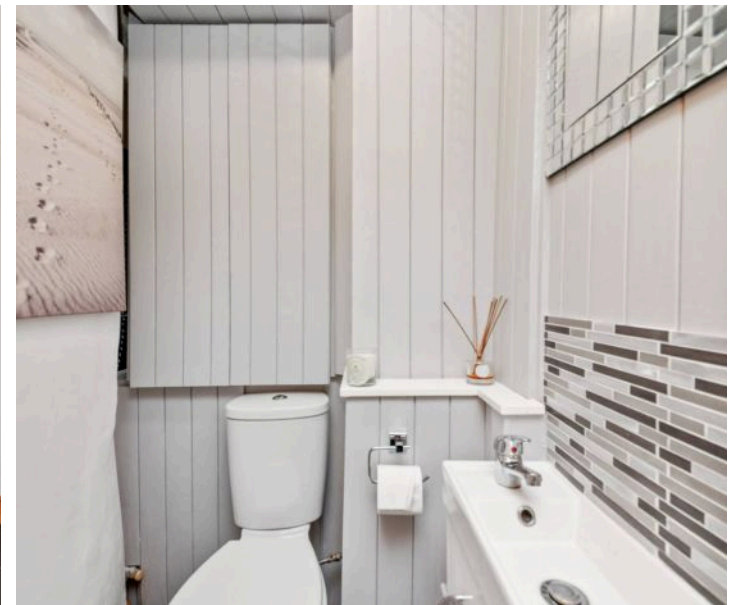
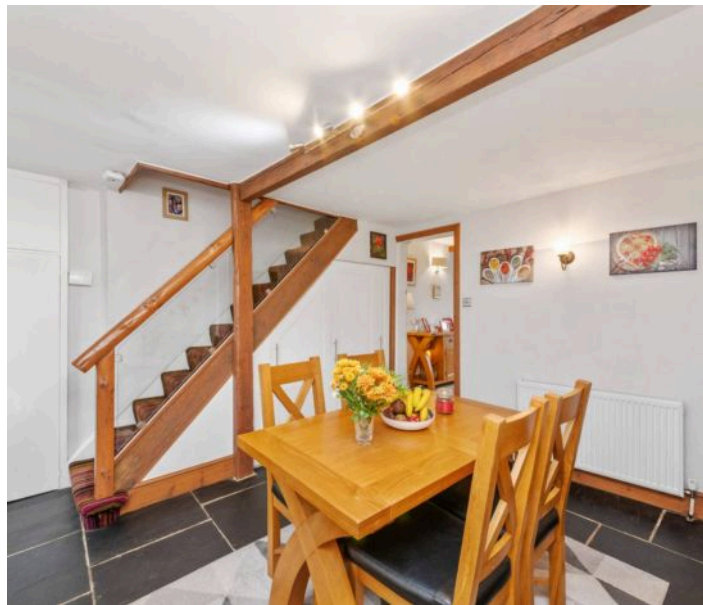
Enter into the property through a double glazed, composite front door with obscure glazed inserts into the entrance. The entrance then seamlessly leads into the open-plan dining kitchen with a carpeted staircase rising to the first floor with fabulous hand railing and glazed balustrade. The dining kitchen room features tiled flooring, exposed timber beams to the ceiling with light point, a wall light point and radiator. There are bespoke fitted cupboards under the staircase, providing space for a tall standing fridge a freezer unit as well as cloaks and shoe storage.

The kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and with complementary solid oak work surfaces over which incorporate a ceramic Belfast sink unit with brushed chrome mixer tap over. The kitchen is well equipped with high-quality, built-in appliances including a four-ring gas on glass hob with integrated cooker hood over, a built-in fan assisted oven. There is plumbing and provisions for an automatic washing machine and tiling to the splash areas with under unit lighting. There are multi-panel doors providing access to the lounge and to the downstairs WC.



DOWNSTAIRS WC

The downstairs WC creates a modern white two-piece suite comprising of a wash hand basin with vanity cupboard beneath, and chrome Monobloc mixer tap and a low-level WC with push button flush. There is tiled flooring, a recessed light to the ceiling on a remote sensor, tiling to the splash areas and a double-glazed window to the rear elevation. A cupboard houses the wall mounted combination boiler.





LOUNGE

As the photography suggests, the lounge is a generously proportioned, dual aspect reception room which features a double-glazed window to the side elevation and double-glazed French doors which takes full advantage of pleasant open aspect views across neighbouring fields and open countryside. There is an exposed timber beam to the ceiling, three wall light points, a radiator and the focal point of the room is the Inglenook stone fireplace with a cast-iron log burning stove which is set upon a raised stone hearth.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the open-plan dining kitchen room, you reach the first-floor landing which has a fabulous partly exposed stone wall. There are multi-panel doors providing access to two bedrooms and the house bathroom, a ceiling light point, and a loft hatch with drop down ladder, which provides access to a useful attic space.

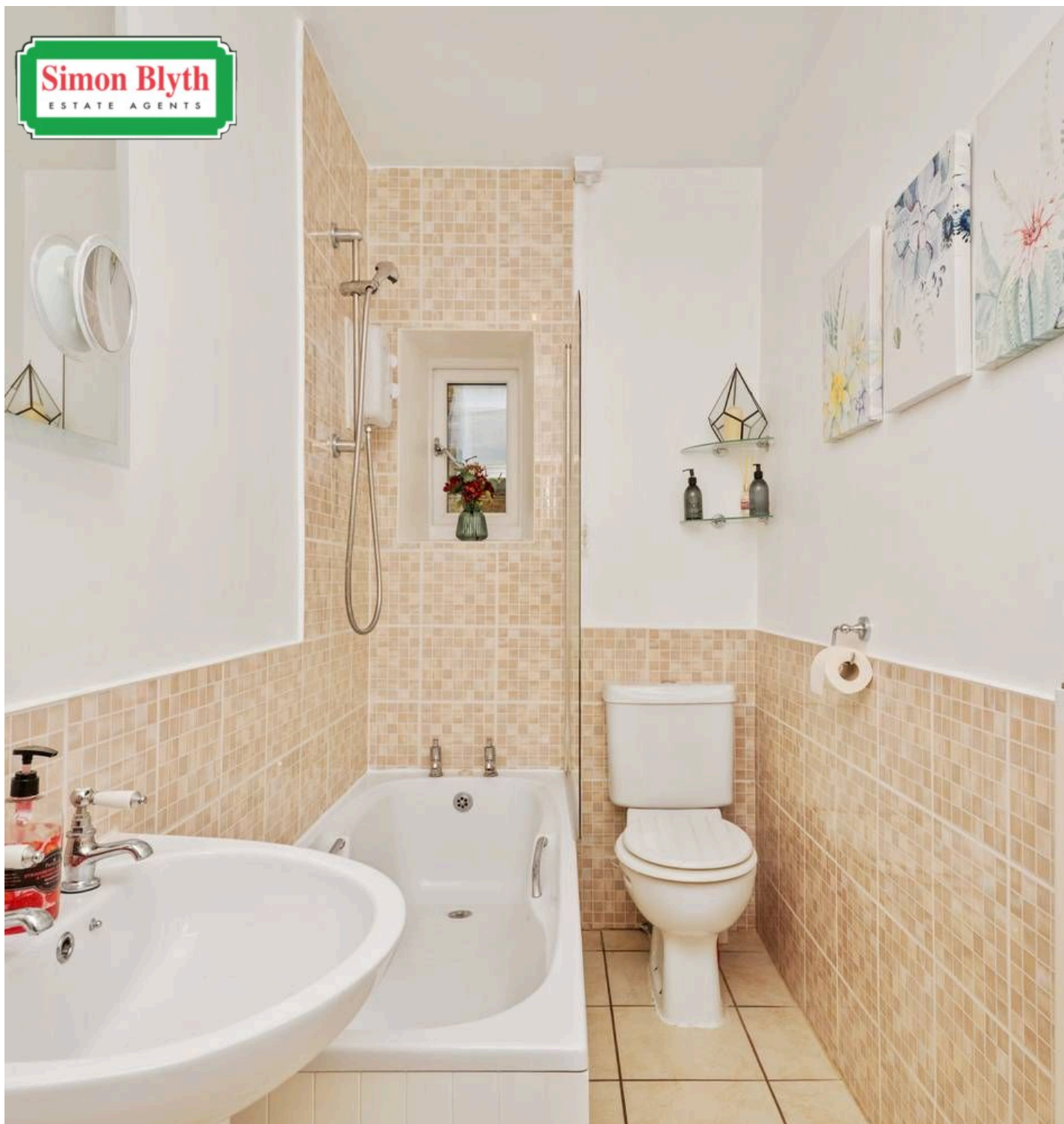
BEDROOM ONE

Bedroom one is a generously proportioned, double bedroom with ample space for freestanding furniture. There are two double-glazed, sash-style windows to the front elevation which have pleasant views across neighbouring fields and with far-reaching views across the valley. There is an exposed timber beam to the ceiling, a partly exposed stone chimney breast with timber lintel above, a radiator, a ceiling light point and a useful cupboard over the bulkhead for the stairs.

BEDROOM TWO

Bedroom two enjoys a great deal of natural light which cascades through dual aspect, double-glazed, sash-style windows to both the rear and side elevations, both of which have fantastic open aspect views onto neighbouring fields and with far reaching views into the distance. There is a ceiling light point and a radiator.





HOUSE BATHROOM

The house bathroom features a white, three-piece suite which comprises of a panelled bath with electric shower over and glazed shower guard, a low-level WC with push button flush and a pedestal wash hand basin. There is tiled flooring, tiling to dado height and splash areas, a double-glazed window with tiled sill to the side elevation, a ceiling light point, and a horizontal ladder-style radiator.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a block paved tandem driveway providing off-street parking for up to two vehicles and which is enclosed by a five-bar twin gate. There is an external light and external tap, a raised well stocked flower bed, attractive dry stone wall boundaries and an outbuilding.

REAR GARDEN

Externally to the rear, the property benefits from a low maintenance and enclosed garden which features fabulous Yorkshire stone flags, which creates an ideal space for both alfresco dining and barbecuing. There is a raised planter bed with flowers and shrubs and attractive drystone wall boundaries. The gardens neighbour fabulous open-aspect fields and with pleasant far-reaching views across the valley. Please note: There is a pedestrian access gate to the side elevation which provides the subject property (9 Dobroyd) with right of way across a neighbouring property for maintenance and upkeep purposes.

DRIVEWAY

2 Parking Spaces



VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

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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.

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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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