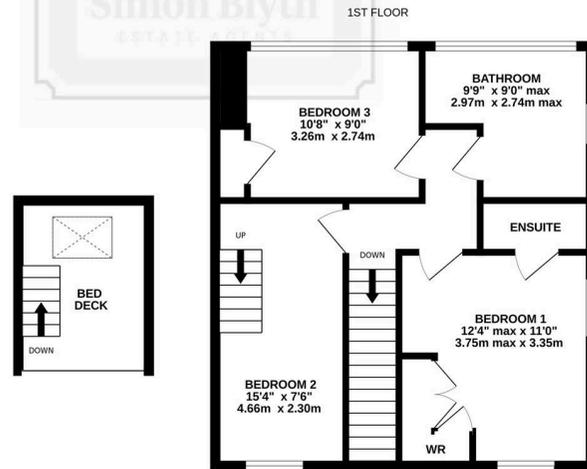
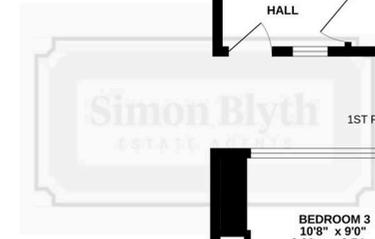
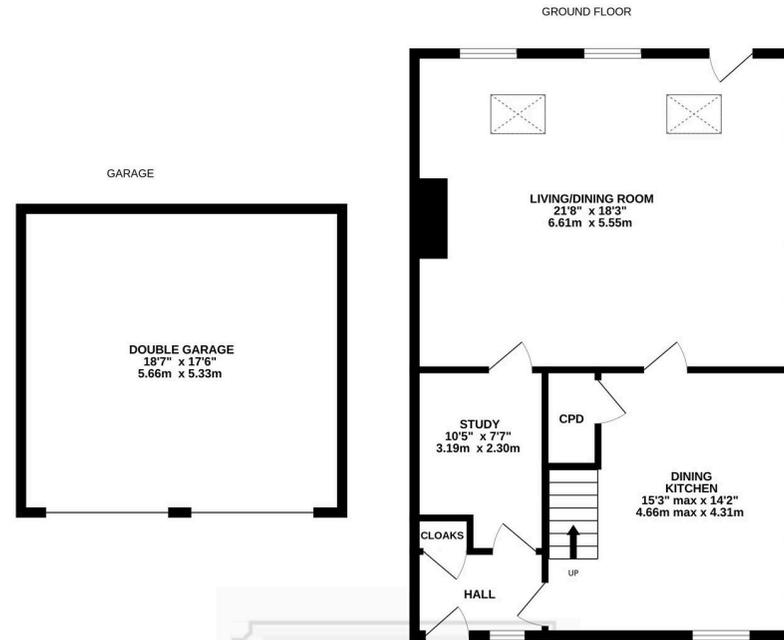




Highfield Court, Shepley
Huddersfield, HD8 8BG

Offers in Region of **£450,000**



HIGHFIELD COURT

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 Highfield Court

Shepley, Huddersfield, HD8 8BG

NESTLED IN A QUIET HAMLET OF PERIOD PROPERTIES IS THIS CHARACTERFUL, SEMI-DETACHED COTTAGE, BRIMMING WITH CHARM. BOASTING THREE SPACIOUS BEDROOMS, GENEROUS LOUNGE WITH PART-VAULTED CEILING, OPEN-PLAN DINING KITCHEN AND DOUBLE GARAGE. SITUATED IN THE POPULAR VILLAGE OF SHEPLEY, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND WITH PLEASANT COUNTRYSIDE WALKS NEARBY.

The property accommodation briefly comprises entrance, open-plan dining kitchen, lounge and home office to the ground floor. To the first floor, there are three double bedrooms and the house bathroom, bedroom one having en-suite shower room and bedroom two with versatile mezzanine area. Externally, there is a driveway leading to a double garage which has lighting and power. The gardens to the front are low maintenance, while there is a fabulous garden to the rear which is lawn and flagged with mature flower and shrub beds and hedged boundaries.

Tenure Freehold.

Council Tax Band D.

EPC Rating D.



GROUND FLOOR

ENTRANCE

Enter into the property through a timber front door. The entrance features a wall light point, tiled flooring, a double-glazed window to the front elevation, and multi-panel timber doors providing access to the home office and open-plan dining kitchen and enclosing a useful cloaks cupboard with a hanging rail, shelving and internal lighting.

OPEN-PLAN DINING KITCHEN

15' 3" x 14' 2" (4.65m x 4.32m)

The dining kitchen room features dual-aspect windows to the front and side elevations, a continuation of the tiled flooring from the entrance, exposed timber beams to the ceiling, three ceiling light points, a radiator, and a carpeted staircase with wooden banister and glazed balustrade proceeding to the first floor. There is a useful understairs storage cupboard/pantry and a multi-panel door which leads seamlessly into the lounge. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a stainless steel Franke sink and drainer unit with chrome mixer tap. There is space and provisions for a five-ring range cooker with Rangemaster cooker hood over, an automatic washing machine, slimline dishwasher and tall standing fridge freezer unit, as well as under-unit lighting and tiling to the splash areas.





LOUNGE

21' 8" x 18' 3" (6.60m x 5.56m)

The lounge is a generously proportioned reception room which features a fabulous, part-vaulted ceiling with exposed timber beams and trusses on display. The room enjoys a great deal of natural light courtesy of dual-aspect windows to the side and rear elevations and two further double-glazed skylight windows, offering pleasant views onto the rear gardens. The lounge benefits from three radiators, various wall light points, ceiling light points, and a multi-panel door leading into the home office. The focal point of the room is the stone fireplace with display shelving, timber mantel above and provisions for a living flame effect gas fire. A stable-style door leads out to the rear garden.

HOME OFFICE

10' 5" x 7' 7" (3.18m x 2.31m)

The office is a useful and versatile space which could be utilised as a playroom or snug. It features a wall light point, a radiator, and it interconnects the entrance with the spacious lounge.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the open-plan dining kitchen, you reach the first floor landing, which has a wood panelled ceiling, partly exposed timber beams, and multi-panel doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

12' 4" x 11' 0" (3.76m x 3.35m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are dual-aspect banks of windows to the front and side elevations, both of which provide pleasant views onto a tree-lined backdrop. There is a ceiling light point, a radiator, a television point, a multi-panel door leading to the en-suite shower room, and an array of fitted furniture including floor-to-ceiling wardrobes with hanging rails and shelving in situ, and a matching tall-standing drawer unit. A loft hatch also provides access to a useful attic space.

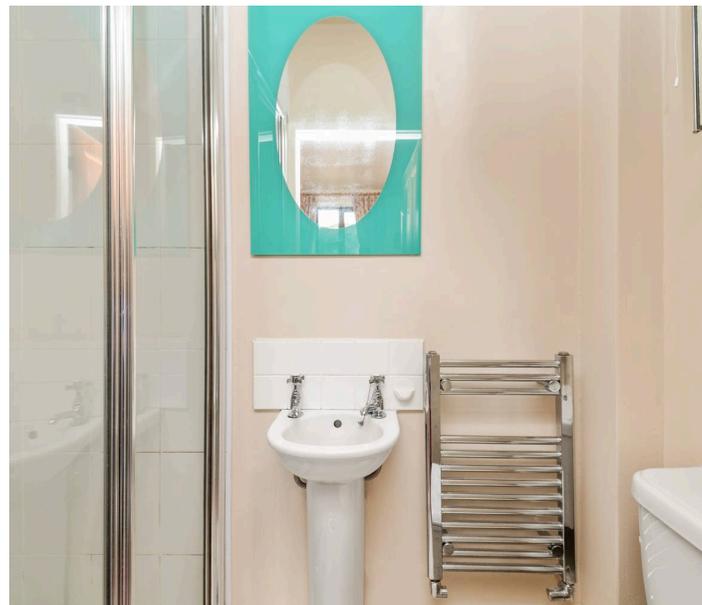
BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite shower room features a 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 thermostatic shower. There is inset spotlighting to the ceiling, an extractor fan, and a chrome ladder-style radiator.

BEDROOM TWO AND MEZZANINE

15' 4" x 7' 6" (4.67m x 2.29m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is inset spotlighting to the ceiling, exposed timber beams, a radiator, a bank of double-glazed windows to the front elevation, offering pleasant views onto the courtyard setting and tree-lined backdrop. The bedroom also benefits from a multi-purpose mezzanine area which is accessed via a tube staircase with glazed balustrade. The mezzanine is a great additional space which utilises the impressive vaulted ceiling. This has been utilised as a play area, study area and an occasional sleeping area. There is a double-glazed skylight window with integrated blind, exposed timber beams, inset spotlighting to the ceiling and glazed balustrading.





BEDROOM THREE

10' 8" x 9' 0" (3.25m x 2.74m)

Bedroom three can accommodate a double bed with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation offering pleasant views onto the rear garden and of the tree-lined outlook. There are exposed timber beams and trusses, a ceiling light point, a radiator, panelled walls, and bespoke fitted cupboards providing additional storage.

HOUSE BATHROOM

9' 9" x 9' 0" (2.97m x 2.74m)

The house bathroom features a modern, white, four-piece suite comprising a panel bath with showerhead mixer tap, a low-level WC, a pedestal wash hand basin, and a circular fixed-frame shower cubicle with thermostatic shower. There are exposed timber floorboards, a partly exposed timber truss, attractive tiling to the walls, inset spotlighting to the ceiling, an extractor fan, a wall-mounted shaver light point, a radiator with chrome towel rail, an additional chrome ladder-style radiator, a bank of double-glazed windows to the rear elevation providing a wealth of natural light and a further double-glazed window with obscure glass to the side elevation.



EXTERNAL

FRONT GARDEN

The property is situated in a pleasant, tucked away hamlet of period properties and benefits from two of the three garages in a block to the far side of the hamlet. Externally to the front, the property features a lawn garden with mature, well-stocked flower and shrub beds and a pathway leading to a door canopy with external light by the front door. The pathway then continues across the front of the property and down the side to the rear garden.

REAR GARDEN

Taking the pathway down the side of the property, you reach the rear garden, which is laid predominantly to lawn and features a flagged patio area, ideal for al fresco dining and barbecuing. There are mature flower, tree and shrub beds and the gardens enjoy a pleasant, privacy-bearing woodland outlook. There is an external light and a pedestrian access gate which leads to the courtyard by the garaging.

DOUBLE GARAGE

2 Parking Spaces

The garage (18'7" x 17'6") features two up-and-over doors to the front elevation, lighting and power in situ, additional storage available in the rafters, and provides off-street parking for two vehicles immediately to the front.





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.

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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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