



## 12 Gate Foot Lane, Shepley

Enjoying a superb elevated location, this stone built semi-detached cottage enjoys far reaching views to the rear and comes complete with a plot of approximately 0.94 acres. It offers spacious and flexible accommodation which offers great scope for renovation and must be viewed to be fully appreciated. This comprises: entrance porch, living kitchen, utility, spacious hall, ground floor bedroom and dining room. On the upper floor there is a large landing area with door out to the side garden, lounge with picture window enjoying the views, 2 further double bedrooms and a large house bathroom. Externally, the grounds include gardens to the side and rear, double garage and a grass paddock.

### Holmfirth

38 Huddersfield Road,  
Holmfirth HD9 3JH  
01484 683 543  
holmfirth@wmsykes.co.uk

[wmsykes.co.uk](http://wmsykes.co.uk)

### Slaithwaite

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
slaithwaite@wmsykes.co.uk

## Accommodation

### GROUND FLOOR

#### Entrance Porch

With wooden door to the side and windows to the front and side.



#### Dining Kitchen

A large living / dining kitchen which features windows to the front and rear, stone flagged floor, beams to the ceiling, brickwork chimney breast with gas stove, central heating radiator and a large built in pantry / store cupboard. There is a basic fitted kitchen with base units and wall cupboards, laminated worksurfaces, integrated double oven, 4 ring gas hob and sink.



**21'3" x 15'8" overall**



**Utility** 6'1" x 4'10"

A single storey extension off the rear of the kitchen, with window to the rear, door to the side and plumbing for washing machine.



**Dining Room** 15'11" x 13'11"

A good sized reception room which could be utilised as a living room or dining room. With glazed double doors to the rear garden, window to the side, stone fireplace with log burning stove, beams to the ceiling and central heating radiator.



**Inner Hall** 11'11" x 11'5"

A particularly spacious inner hallway with staircase leading to the first floor and cupboard under.



**Bedroom 3** 11'11" x 11'3"

A double bedroom with window to the front, central heating radiator.



**Landing** 11'9" x 11'4"

A spacious landing with glazed door and window to the side garden, central heating radiator.

## FIRST FLOOR



**Lounge**

A large living room which features a tall picture window to the rear enjoying the views, high vaulted ceiling with exposed timbers, brick chimney breast with open fireplace and central heating radiator.

**15'10" x 14'**



**Bedroom 2** **11'2" x 11'**

A double bedroom with window to the front, bank of built in wardrobes with mirrored sliding doors, central heating radiator.

**Inner Landing**

With two built in storage cupboards.



**Bedroom 1** **15'8" x 13'2" (9' min)**

A double bedroom with 2 windows to the front, exposed beam and central heating radiator.



**Bathroom** **11'6" x 7'11"**

A large house bathroom which features a low flush wc, wall hung vanity washbasin, free standing bath and shower enclosure, wooden floorboards, heated towel rail and window to the rear.

**OUTSIDE**

The property is accessed via a courtyard area in front of the house which leads round the side of the adjacent house to the double garage and parking area. There are pleasant gardens to the side and rear with paved and gravelled seating areas, pond and well stocked borders. Beyond this is a further lawned garden, veg plot and a sloping paddock of grazing land. The total site area extends to 0.94 acres.

**Services**

We understand that the property is connected to mains water, gas and electricity. Drainage is to a septic tank, shared with 3 other properties.

**Note**

A neighbouring house on the opposite side of the road has a septic tank in the area of banking on the South East side of the house.



### **Additional Information**

The property is Freehold. Energy rating 69 (Band C). Council tax band D. Our online checks show that Ultrafast Full Fibre broadband (Fibre to the Premises FTTP) is available. Ofcom shows that mobile coverage is predicted to be good outdoor with a range of suppliers.



**Viewing**

Strictly by appointment with Wm Sykes & Son.

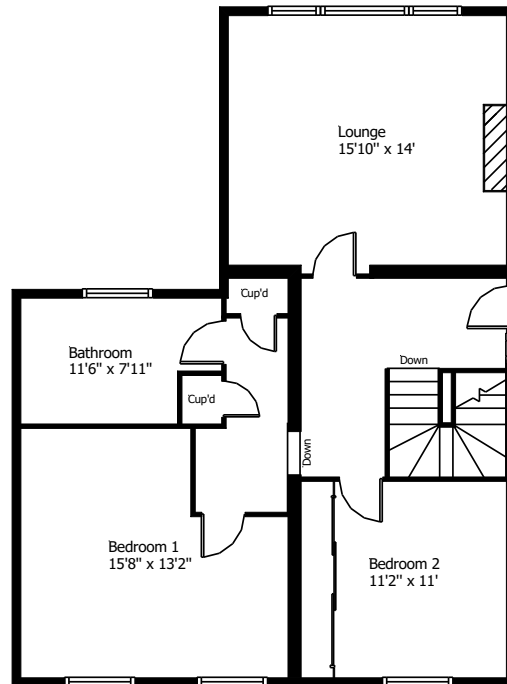
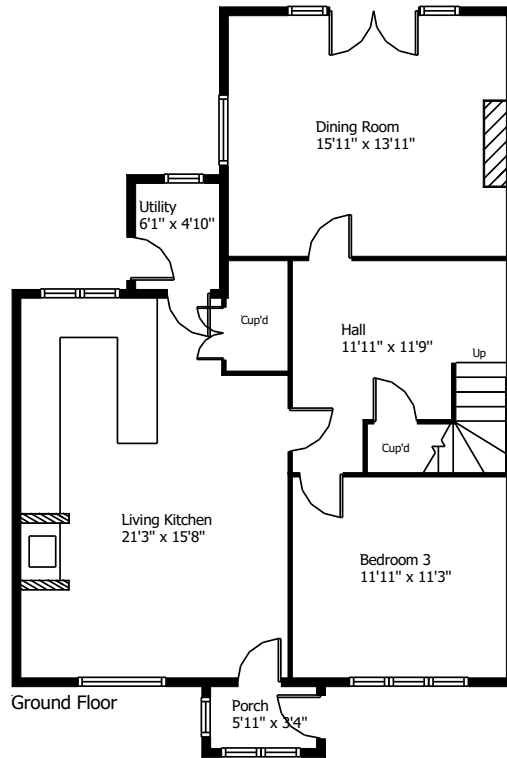
**Location**

Take the A635 Penistone Road out of New Mill towards Shepley. At the former Toss O'Coin public house turn right onto Gatefoot Lane. The property will be found on the left hand side within a small courtyard.

**Plan**

For identification purposes only.

12 Gate Foot Lane, Shepley



This floor plan is for illustrative purposes only and may not be to scale.  
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