



## The Courtyard, 4a Marsh Lane, Shepley

A stone built semi-detached property, which enjoys a pleasant tucked away location, off Marsh Lane with all of Shepley's amenities close to hand. The property comprises: entrance hall, downstairs wc, lounge, dining kitchen, landing, 3 bedrooms, bathroom and en-suite shower room. It has the benefit of a gas central heating system, double glazed windows and attractive fittings, but we expect that the new owner will look to update further to their own tastes. Externally, it benefits from parking in front of the house and a semi-detached garage. There is an attractive low maintenance garden at the rear. Offered for sale with no upper chain.

### Holmfirth

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## Accommodation:

### GROUND FLOOR



#### Entrance Hall

With composite entrance door, stairs to the first floor with storage cupboard (housing the central heating boiler) under, laminated wood flooring, central heating radiator.



#### Downstairs WC

With low flush wc, vanity washbasin, laminated flooring, obscure glazed window to the front and central heating radiator.



#### Lounge

14'4" x 11'10"

A well proportioned living room with arched window to the rear overlooking the garden, feature fireplace with electric fire, inset spotlights to the ceiling, central heating radiator and door into the dining kitchen.



### **Dining Kitchen**

Featuring a good range of fitted base units and wall cupboards with granite worksurfaces and breakfast bar, Belling range style cooker with 5 ring gas hob and extractor over, sink unit with mixer tap, plumbing for automatic washing machine, tiled floor, windows to the front, window and door to the rear, central heating radiator.

**23'2" x 9'4"**

## FIRST FLOOR



### Landing

There is a tall arched window over the stairs to the first floor landing which features a recessed storage cupboard and central heating radiator.



### En-suite

8'5" x 5'6"

With low flush wc, vanity washbasin, shower enclosure, partly tiled walls, tiled floor, obscure glazed windows to the front, inset spotlights to the ceiling, extractor and central heating radiator.



### Bedroom 1

14'5" x 8'10"

A large double bedroom which features a bank of windows to the rear elevation, fitted wardrobes and dressing table, central heating radiator.



### Bedroom 2

12'7" x 8'5"

Another double bedroom with windows to the rear, spotlights to the ceiling and central heating radiator.



### Bedroom 3

9'4" x 8'6"

With windows to the front and central heating radiator.

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## Bathroom 8'5" x 5'6"

With low flush wc, pedestal washbasin and bath with shower over, tiled walls, tiled floor, porthole window to the side and heated towel rail.

## OUTSIDE

The property is located within a courtyard of similar properties with shared access rights and maintenance responsibilities over the driveway access and services.



## Garage

**Garage** 19'3" x 9'8"  
Located in front of the house, a semi-detached single garage with personnel door to the rear – facing the front of the house. With electric light and power supply. Note that the front up and over door is currently sealed and not in use. There is a parking space in front of the garage and an additional area of land between the house and garage for turning / parking.



## Garden

The garden is located to the rear of the house and has been landscaped for easy maintenance with gravelled areas and well planted borders.

## Additional Information

The property is Freehold; Energy rating 71 (Band C); Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors with a range of suppliers.

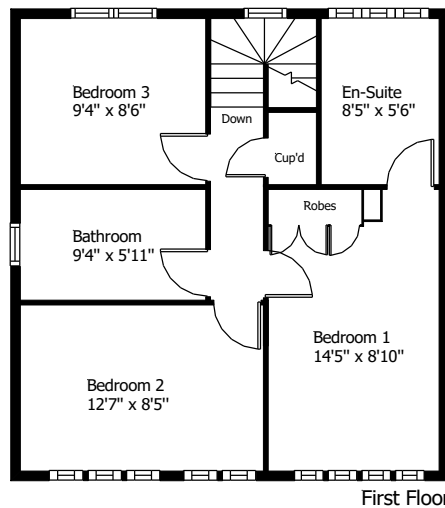
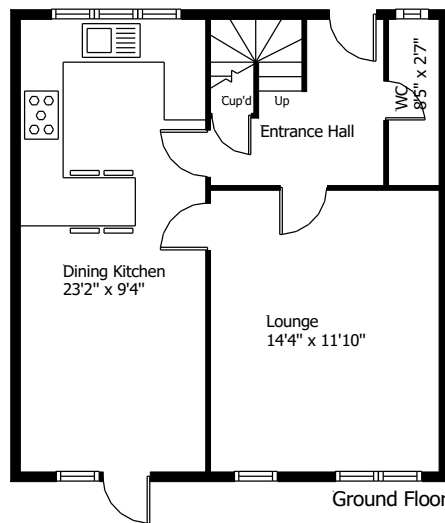
## Viewing

By appointment with Wm Sykes & Son.

## Location

From the centre of Shepley turn onto Marsh Lane passing the Co-op and Black Bull pub on either side of the road. Follow the road up the hill and the property will be found within the courtyard on the right hand side of the road.

4a Marsh Lane, Shepley



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