



8 Holmfirth Road, Shepley

A charming three-bedroom semi-detached cottage located in the Sovereign area of the much-admired village of Shepley. Offered for sale with no upper chain, this appealing home boasts a generous lounge, garden room, breakfast kitchen and ground floor bathroom. A through by light cottage, the property has gas fired central heating, double glazing and a front garden. The accommodation briefly comprises: entrance hallway, breakfast kitchen, lounge, garden room/dining and bathroom, and to the first floor there are three bedrooms. Early viewing comes highly recommended to fully appreciate the standard and scale of the accommodation on offer.

Holmfirth

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Slaithwaite

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Accommodation

GROUND FLOOR



Entrance Hallway

Access is gained by a double-glazed door opening into this welcoming entrance hallway, which has built-in cupboards to the left-hand side, panelling to half height, central heating radiator, exposed beam to the ceiling and doors lead off.



Lounge



Lounge

16' 3" x 14' 3" max

The lounge is dominated by an exposed stone fireplace and chimney breast with timber mantel. Here a living flame effect stove sits upon a raised stone hearth with an exposed stone backcloth. The room has two exposed beams to the ceiling, double glazed windows to the rear, built-in shelving to the right-hand side of the chimney breast, dado rail and central heating radiator.



Garden Room/Dining Room

9' 6" x 7' 6"

The garden room is directly accessed via an open arch way from the lounge. There is an exposed stripped timber floor and glazed French doors, as well as a small arch topped window to the left with more exposed stonework. There is a central heating radiator.

Cellar

From the rear of the lounge and under the main staircase, stairs descend down to the cellar level which has a stone arched ceiling and walls and is suitable for storage.



Breakfast Kitchen

12' 8" x 11' overall max

This unusual shaped room has units to the high and low level, some of which are glazed, with a one and a half bowl stainless steel sink unit with mixer tap over. There is plumbing for an automatic washing machine and a gas Kitchener freestanding style stove with an extractor hood over. The kitchen has appropriate tiled splashback, a double-glazed window, which allows views to the property's front garden, timber style effect flooring runs through from the hallway and a tall cupboard houses the property's gas fired central heating boiler.



Bathroom 8' 6" x 4' 6" overall max

This ground floor bathroom comprises of a three-piece suite in white including a low-level flush WC, hand wash basin, panelled bath with electric shower over and a glazed screen. There is tiling to half height but ceiling height around the shower area, obscure double-glazed window, towel rail style central heating radiator, spotlights to the ceiling and an extractor fan.

FIRST FLOOR



Landing

The landing has a central heating radiator and doors lead off.



Bedroom 1 10' 4" x 9' 6" max

This double bedroom enjoys a pleasant outlook over neighbouring rooftops and far-reaching views beyond, courtesy of the double-glazed window, has a central heating radiator and stripped timber boarded flooring.



Bedroom 2

9' 8" x 7' max

Again, located to the front of the property with a bulkhead storage cupboard, central heating radiator and double-glazed window.



Bedroom 3

10' 3" x 6' 5" max including recess

Located to the rear of the property with a double-glazed window, central heating radiator and recessed area.





OUTSIDE

The property has a predominantly paved garden which offers outside seating space. There is a degree of established planting, some fenced and wall boundaries, a good size outside store shed, outside tap and outside lighting. In front of the garden entrance gate, there is a small bay that the current vendor has used for parking. We understand this has been used with the agreement of the neighbouring property.

Additional Information

The property is Freehold; Energy rating 68 (Band D); Council tax band B.

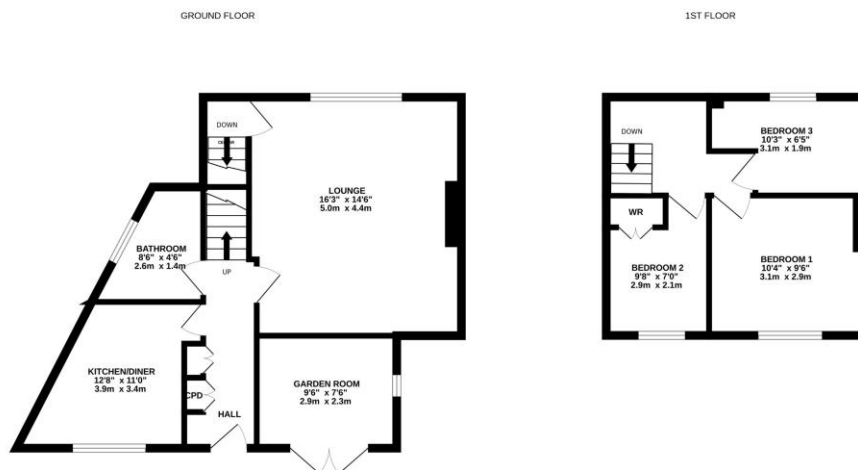
Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors.

Viewing

By appointment with Wm. Sykes & Son.

Directions

The Sovereign is known for The Sovereign pub and the large co-op store and petrol station on the junction. From The Sovereign pub proceed towards Holmfirth on the Holmfirth Road and the property can be found on the right-hand side after a short distance.



Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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