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Finest
A Collection of Yorkshire's Finest Homes

The Knowle
Shepley, Huddersfield



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Offers In Region Of £500,000

ORIGINATING BACK TO THE 1890'S, SITUATED ON A LITTLE KNOWN RESIDENTIAL LANE AND MODERNISED AND EXTENDED TO AN EXCEPTIONAL STANDARD, THIS 3 BEDROOM FULLY DETACHED HOUSE SITS IN PRIVATE LARGE WALLED COURTYARD GARDENS WITH SECURED GATED PARKING AND A LARGE OUTBUILDING (FORMER STABLES)

The Coach House is a property of the highest standard which includes zoned water underfloor heating to all of the ground floor, rewired, aluminium double glazing throughout, pressurised water system, reroofed and further includes fob controlled electric gates with integrated pedestrian gate.

Enclosed in a walled garden, The Coach House is wonderfully private and secure for the safety of children and pets. Well established floral borders provide splashes of colour and south facing, the gardens benefit from all day sunshine. With ample parking spaces, the gardens are finished with an Astroturf patio providing a year long, low maintenance area for al fresco dining.

The main entrance accessed via the garden leads into the dining kitchen.



A well arranged PoggenPohl kitchen is arranged with wall and base cabinets and has a natural stone mosaic floor which flows though into the hall and ground floor shower room. The spacious layout and design of the kitchen allows for a dining table in addition to the breakfast bar.

The breakfast bar with Black African granite is equipped with a food preparation sink and FRANKE vegetable bin. Integral appliances include an elevated BOSCH dishwasher, Miele weighing scales, and undercounter fridge; sink with drainer groves and space for an American Fridge Freezer and range oven. Hidden within the wall is a viable chimney if a log burner is desired(subject to usual consent). With the benefits of a separate utility room, the washing machine is located out of the kitchen in the utility room which is installed with a Corian work surface with sink and mixer tap.

The sitting room with stone fire surround with insert gas fire . Carpeted with neutral décor, the room has generous dimensions for family seating.

The ground floor has a shower room which comprises of a tiled shower with bi-fold door and T Bar mixer controlled shower.

Laufen wash basin with drawer unit and close coupled w.c. and finished with a towel radiator.

The first floor landing has striking beamed architecture and is filled with natural light via the Velux windows. Very spacious, the landing is currently utilised as a home office.

The unique design of this property has produced a charming home with unique dimensions, the landing leads to three double bedrooms, one with half bath facilities, walk in wardrobe and fully lined attic storage space. The house bathroom is particularly spacious and highly contemporary with free standing bath tub with side mixer taps, wall hung wash basin and close coupled w.c. A large towel radiator completes this partially tiled room with Velux and additional window, further enhancing the natural light that streams throughout this property.

Externally, a former stable block is now converted into a detached multi purpose annexe with many options for home working with pre-existing broadband wiring from the Coach House. Used currently as a storage room for garden furniture and bikes, the former stable block is a great asset for the property, particularly for those with hobbies or looking to convert a summer house.

LOCATION

Shepley is a lovely village which is around 3 miles north of Holmfirth and 6 miles southeast of Huddersfield

Shepley's amenities include St. Paul's Church, a Methodist chapel, a first school catering for children aged between 4 and 10 years, a library and information point, a health centre and pharmacy, and dentist's surgery. Shops include a post office, newsagent and a co-operative food store and petrol station.

Further afield Independent schooling which includes Silcoates, Queen Elizabeth Grammar School and Huddersfield Grammar School have official bus stops in the village.



The Black Bull is a well regarded public house near the centre of the village, often hosting live entertainments and serving craft ales and spirits, to mention but a few! The Sovereign Inn and The Toss O'Coin Inn all lie on the periphery.

Shepley is greatly favoured by families, an attractive residential setting close to well regarded local tourist attractions which includes Kirklees light railway and Cannon Hall Farm. There are plenty of local walks for those avid walkers.

The M1 is located around 20 mins via car and the M62 around 25 minutes making Shepley an ideal position to commute to many of the Northern power house cities.

Huddersfield Town centre can be reached via car in under 7 miles, the M1 in 12 miles and M62 in 10 miles. Shepley benefits from a local train station which has a direct line to Huddersfield which provides trains between Manchester and Liverpool in the North West and Newcastle and Middlesbrough in the North East and also to York, Scarborough and Hull via Leeds.

Surrounded by countryside the village offers a great sense of community providing support and activities for all age ranges.

WHAT3WORDS

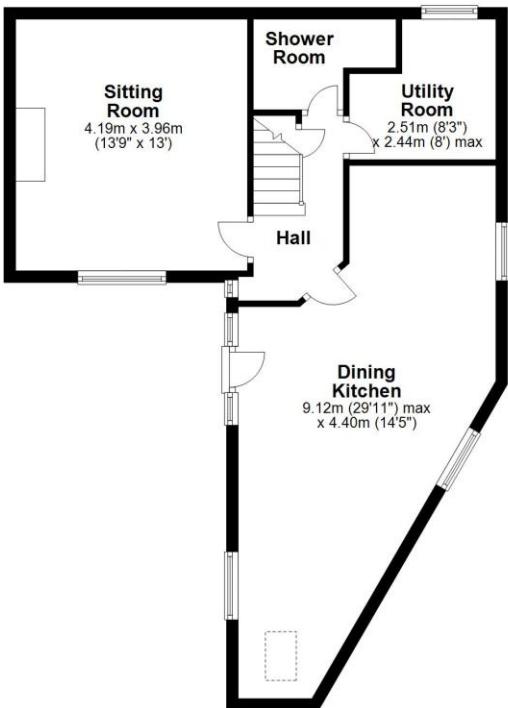
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AGENT NOTES

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

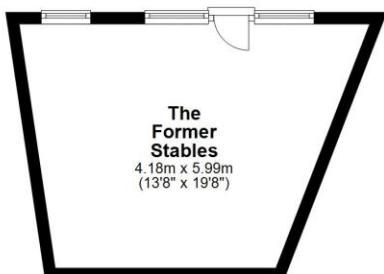
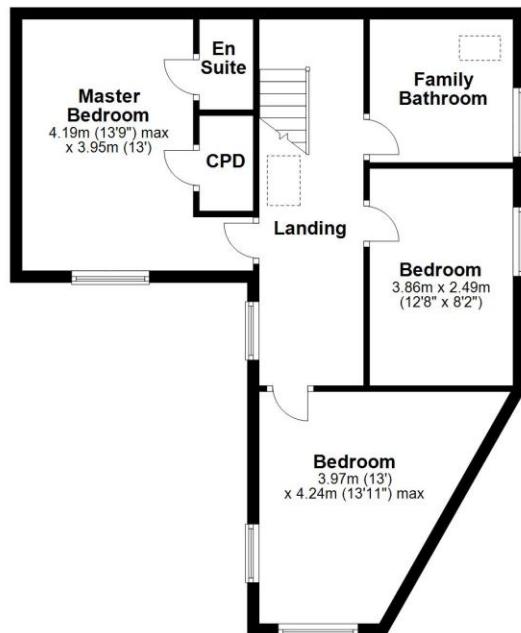
Ground Floor

Approx. 78.9 sq. metres (848.8 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.4 sq. feet)



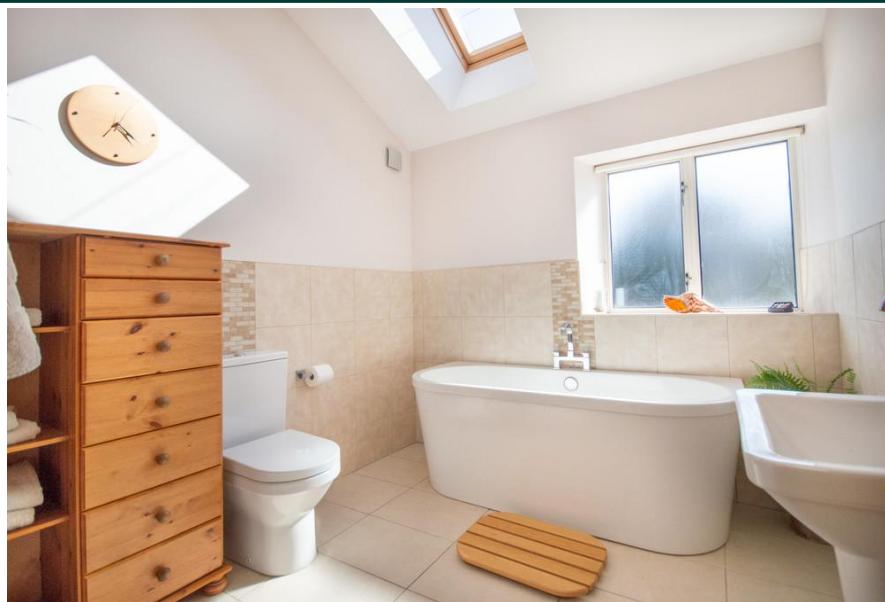
Total area: approx. 137.1 sq. metres (1475.2 sq. feet)



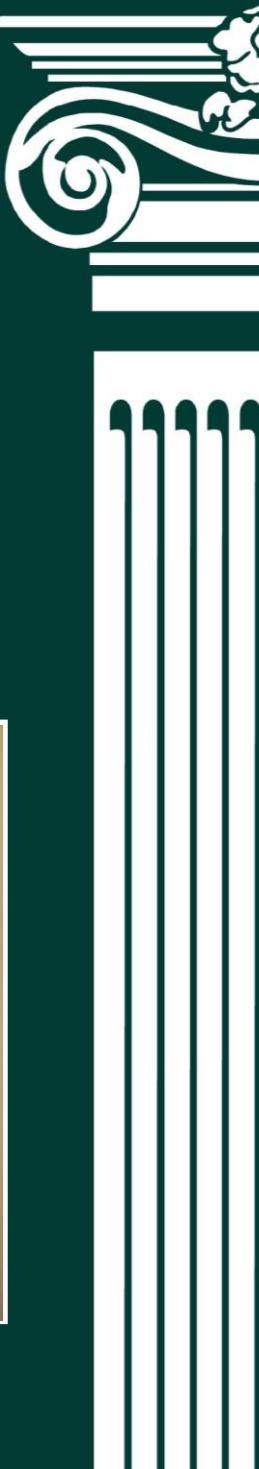
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