



Jos Way, Shepley Huddersfield HD8 8DP

welcome to

Jos Way, Shepley Huddersfield

AVAILABLE WITH NO VENDOR CHAIN IS THIS SEMI DETACHED HOUSE AFFORDING TWO DOUBLE BEDROOM ACCOMMODATION WITH GARDENS TO FRONT AND REAR AND OFF STREET PARKING, OCCUPYING A CUL DE SAC POSITION

Auctioneer's Comments

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Summary

Situated in a pleasant cul-de-sac within the highly sought-after village of Shepley, this two double bedroom semi-detached home offers ideal accommodation for first-time buyers, downsizers and investors alike. Offered for sale with no vendor chain, the property enjoys a peaceful setting whilst benefiting from excellent local amenities, transport

links and countryside walks nearby.

The accommodation briefly comprises an entrance into a spacious and welcoming lounge along with a fitted dining kitchen with ample space for a dining table and access to the rear garden.

To the first floor are two generous double bedrooms together with a house bathroom.

Externally, the property benefits from a driveway providing off-road parking to the front, whilst to the rear is an enclosed garden with further potential.

An excellent opportunity to acquire a charming home in a desirable village location, early viewing is highly recommended.

Accommodation Entrance Hall

Having a central heating radiator, vinyl floor covering and staircase ascending to the first floor.

Dining Kitchen

15' 9" max x 14' (4.80m max x 4.27m)

With plenty of space for freestanding dining furniture the room is fitted with a range of wall and base units with roll edge worksurfaces incorporating a stainless steel sink and drainer unit with mixer tap. Appliances include the 5 burner range cooker with extractor hood whilst there is space for a fridge and freezer along with plumbing for a dishwasher. Complemented by a vinyl floor covering the room has a cupboard with plumbing for the washing machine, a radiator and is double glazed to front and rear aspects.

Living Room

16' 11" x 10' 4" (5.16m x 3.15m)





The focal point would be the wood burning stove ideal for those winter months whilst there room has a decorative dado rail, radiator and is double glazed to front and rear aspects with a good deal of natural light.

First Floor Bedroom One

14' 6" x 10' 3" (4.42m x 3.12m)

This double room has fitted wardrobes, a central heating radiator and is double glazed to front and rear aspects.

Bedroom Two

13' 3" x 9' 6" (4.04m x 2.90m)

A second double room this one having a bulkhead storage cupboard, radiator and double glazed window to front aspect. The room also houses the central heating boiler.

Bathroom

White suite comprising of low level w/c, pedestal hand washbasin and panelled bath with overhead shower unit and screen. There are complementary tiled walls, a vinyl floor covering, chrome effect heated rail and a double glazed obscure window.

External

To the front of the property is a garden area and driveway providing off street parking. The rear garden offers further potential and there is a timber outbuilding separated into two rooms again affording potential.



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Jos Way, Shepley Huddersfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached House
- Two Double Bedrooms

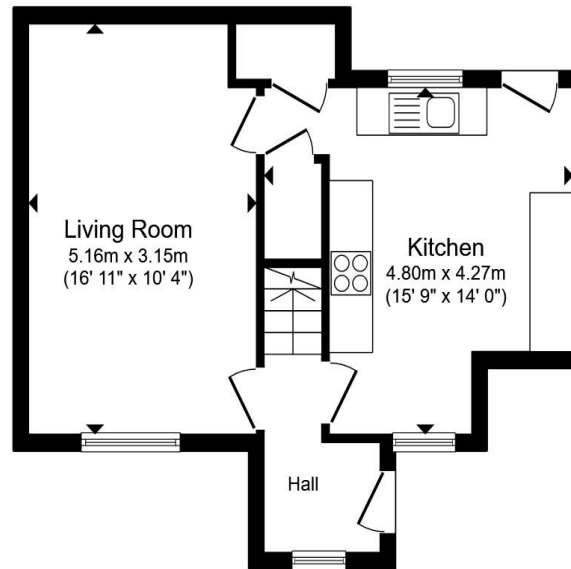
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

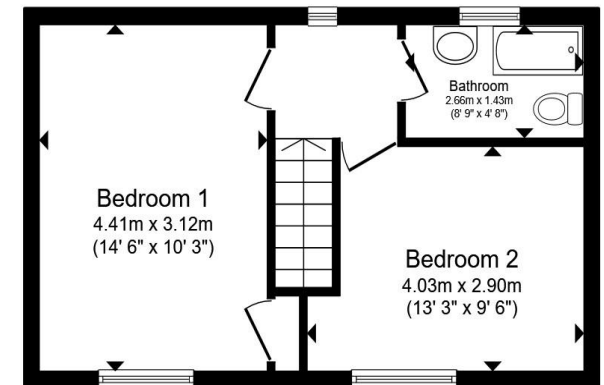
£165,000

directions to this property:

Leave Holmfirth via Victoria Street on to Towngate and left on to Huddersfield Road for approximately two miles. Then take the first right on to Penistone Road for just over one mile. Take a slight left on to Marsh Lane for about one mile and then turn left in to Station Road. Then take the first left on to Jos Lane, then the first right on to Field Way followed by the first left on to Jos Way where the property can be found on the left hand side identified by our for sale board.



Ground Floor



First Floor

Total floor area 69.9 m² (752 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HMF109072 - 0002

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