



Applegate  
Properties

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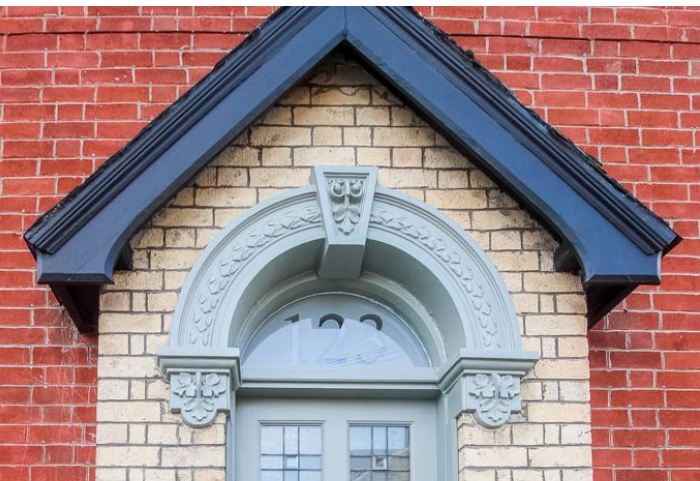
- -Attractive Victorian property
- -Fully and extensively refurbished
- -Three bedrooms
- -Gardens and Parking

**123 Lane Head Road, Shepley, Huddersfield, HD8 8DB**

**£250,000 - £275,000**

A most attractive, sympathetically and extensively refurbished three bedroom Victorian end terrace with gardens and parking offering enviable family accommodation close to regarded village centre.





## PROPERTY DESCRIPTION

A most attractive, sympathetically and extensively refurbished three bedroom Victorian end terrace with gardens and parking offering enviable family accommodation close to regarded village centre.

Being extensively and sympathetically refurbished to a particularly high standard is this most attractive end terrace property. Affording a spacious and versatile three bedroom interior which blends a wealth of period character with a more contemporary finish, this stylish home may well suit the needs of the young family. Being ideally placed close to the sought after amenities of Shepley village including nearby tennis club and regarded schooling, the property is also well placed for access to Huddersfield, the Holme Valley and Motorway network.

Having gas central heating and sash style double glazing this stunning property includes an attention to detail throughout and briefly comprises: Side Entrance Lobby with feature leaded door and numbered arch having fitted wood flooring, panelling and feature bracketed stair runners, Dining Kitchen fitted with a range of contemporary units with polished wood worktops with feature pattern tiled splashbacks, double Belfast sink and quarry tiled flooring, access to useful cellar store, Utility room with rear access door and Cloaks/w.c with two piece suite suite and tiled flooring.

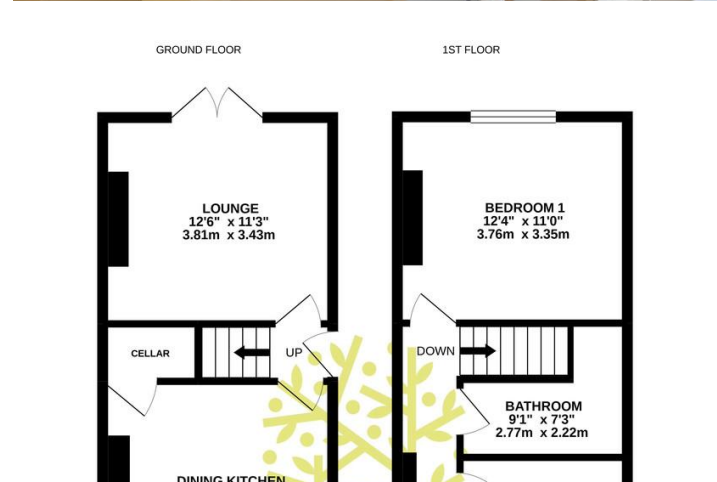
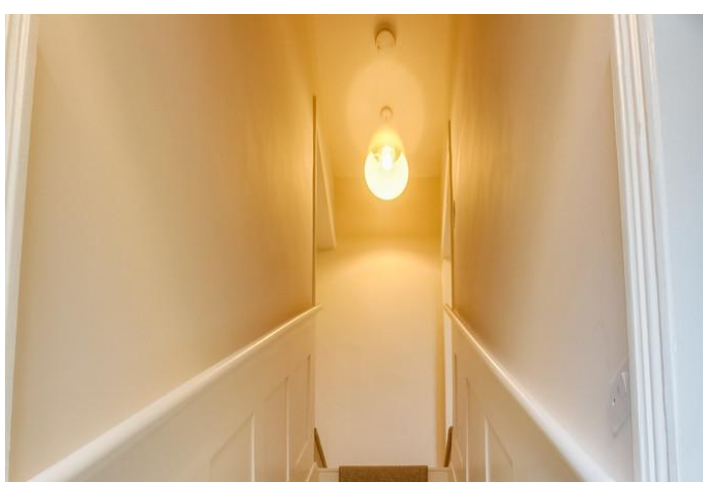
To the First Floor are three bedrooms, the Master having a decorative cast iron fireplace with tiled hearth and sash window overlooking garden, second bedroom again with sash window, third single bedroom and Bathroom furnished with a contemporary three piece white suite with over bath shower and screen and contrasting stylish fittings and tiled surround.

Externally, the property has an enclosed lawned garden to the front with side access gate and established hedging providing a high degree of privacy. While to the rear are further neat gravelled gardens with attractive low brick and wrought iron boundary wall beyond which is allocated private parking.

**IMPORTANT NOTE:** In order to be compliant with

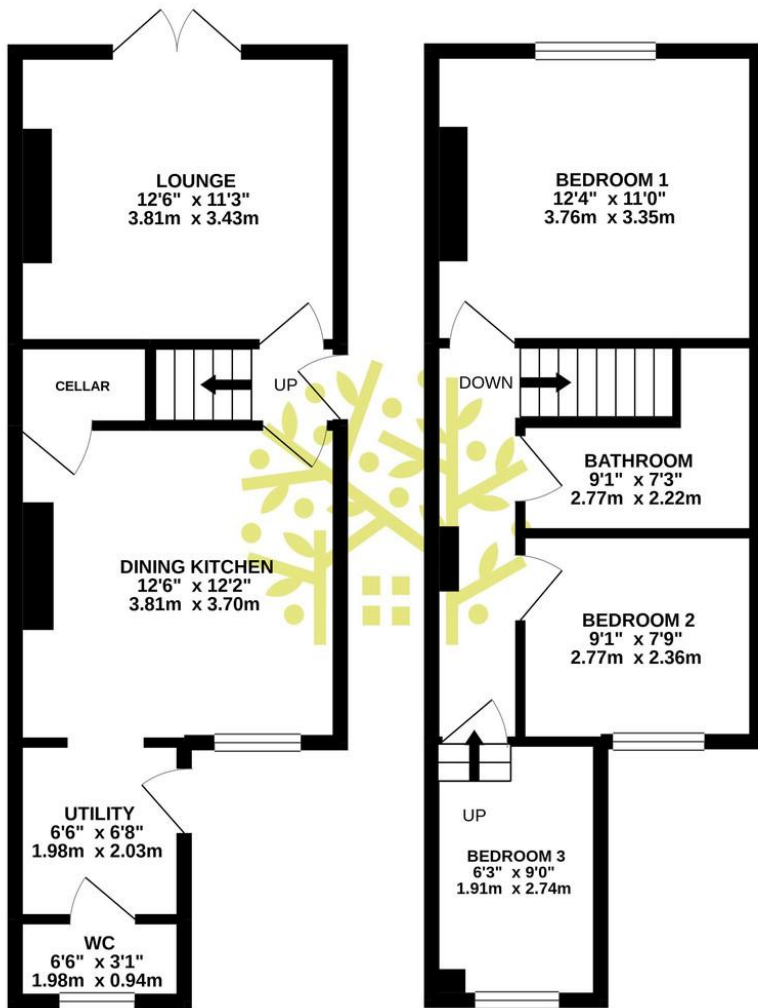






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

#### Copyright

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#### Office Opening Hours

Monday – Friday 9.00am – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)

Approving Your Sales Particulars

Using the information you have supplied with us, along with photography and measurements which were taken by the Applegate Properties whilst visiting the property, we have compiled a draft brochure for your approval.

Whilst we take care to comply with the Consumer Protection from Unfair Trading Regulations (2008) we cannot take responsibility for any inaccuracy, we therefore advise that adequate time is taken to check the details, measurements and photography.

**Please ensure you read through the full details and make us aware of any alterations prior to signing this document.**

EPC (Energy Performance Certificates)

It is a legal requirement that all property marketing material has the EPC details displayed wherever possible. Please notify us immediately if you cannot see a copy of the front page of your EPC displayed within the brochure.

Authorisation

I/We hereby authorise you to use the attached property details for marketing purposes and confirm that all the information contained within the sales particulars/brochure is true and accurate. I/We agree to update Applegate Properties should any aspects of these particulars become subject to change or alteration.

Signed .....

Date .....

Signed .....

Date .....