



# Snow Gate™

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## Plot 3 Spindle Row, off Marsh Lane

Shepley, Huddersfield, HD8 8AS

A three Kingsize bedroom detached family home at the entrance to this exclusive development of just eight properties built from dyed and tumbled stone. Beautifully designed blending traditional and contemporary living with mullion windows and huge open plan living/dining kitchen as well as separate lounge and home office. Briefly comprises entrance hallway, downstairs wc, study, lounge, open plan living/dining kitchen and separate utility. To the first floor are three large double bedrooms, master with ensuite and dressing room. Family bathroom. Off road parking, EV charge point and solar panels. Available April 2026.

£575,000

# Plot 3 Spindle Row, off Marsh Lane

Shepley, Huddersfield, HD8 8AS



- THREE BEDROOM DETACHED PROPERTY
- CORNER PLOT WITH COUNTRYSIDE VIEWS
- OPEN PLAN LIVING ACCOMMODATION
- DRIVEWAY, SOLAR PANELS & EV CHARGER
- MASTER ENSUITE, FAMILY BATHROOM & WC
- AVAILABLE APRIL 2026

## General/Important

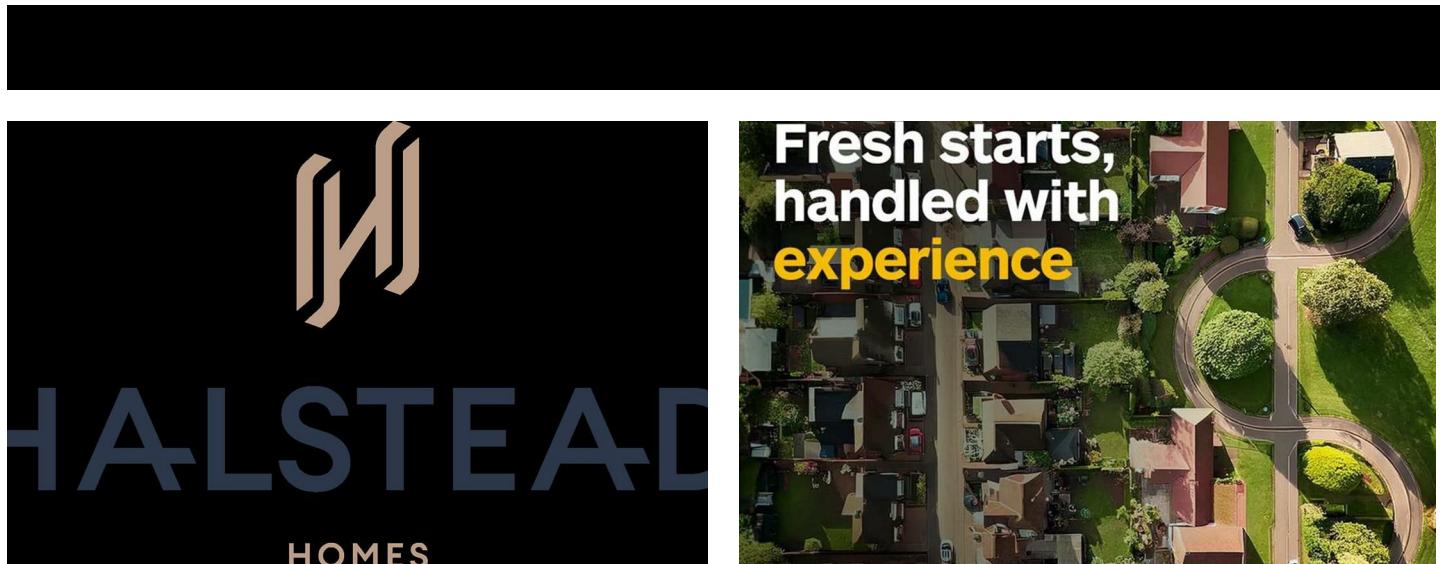
Entrance	Master Bedroom
Study	Dressing Room
Downstairs WC	Ensuite
Lounge	Bedroom 2
Utility	Bedroom 3
Dining Kitchen	Family Bathroom
Family Room	Garden and Parking

## First Floor Landing

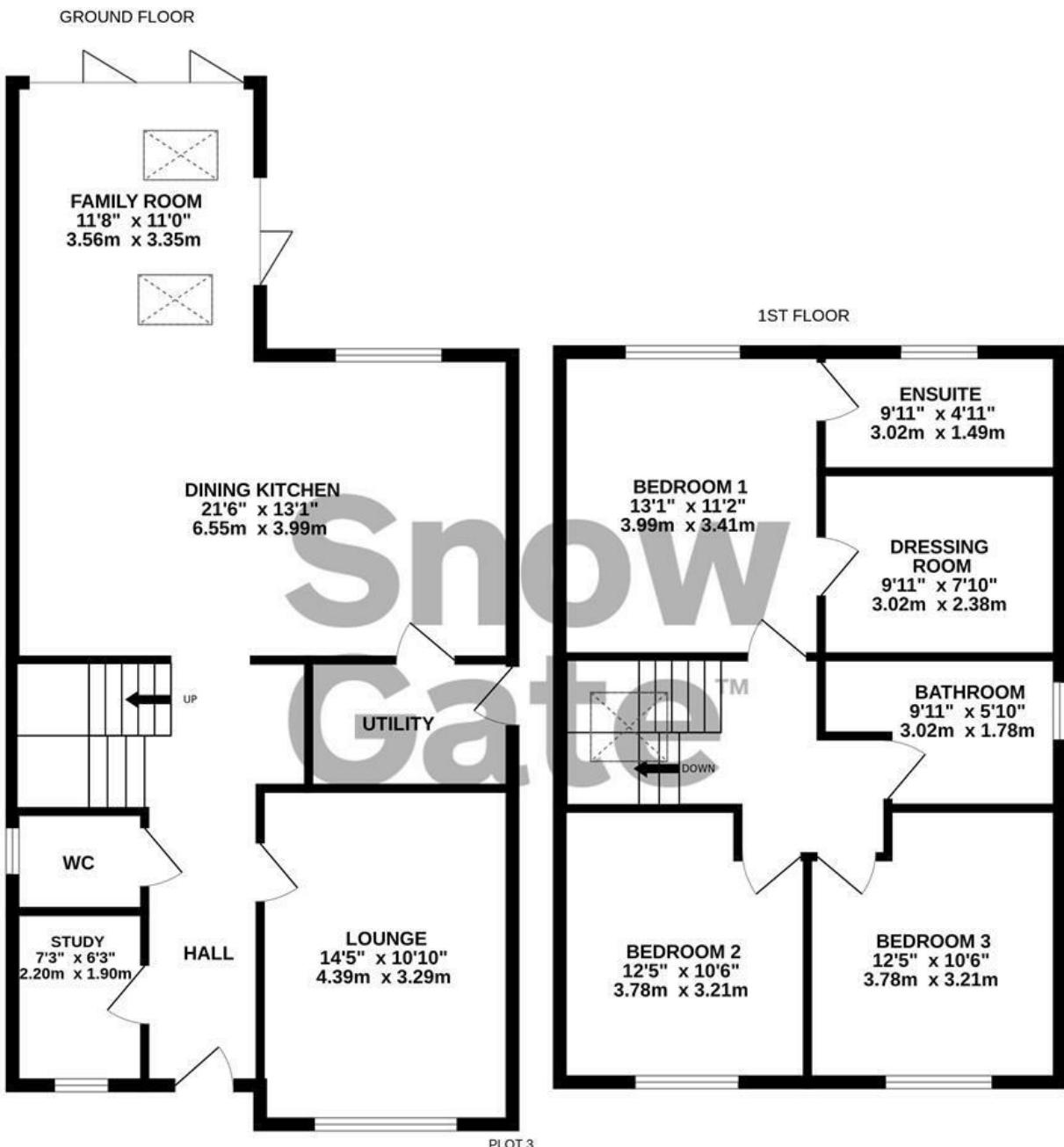


## Directions

The Orchard is accessed from Marsh Lane and situated slightly further up from the entrance to the cricket club but on the opposite side.



# Floor Plan



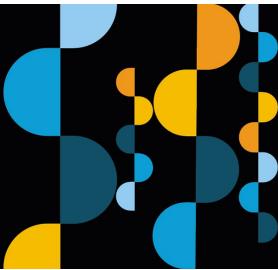
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



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