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Plot 7 Spindle Row, off Marsh Lane

Shepley, Huddersfield, HD8 8AS

A five double bedroom detached family home with amazing open farmland views to the rear expected to be ready in summer '26. The property will be built to exacting standards and has been designed to suit modern living with lounge, study and open plan living/dining kitchen along the rear of the property with bifolding doors opening to the garden looking across the stunning countryside. Briefly comprises entrance hallway, downstairs wc, study, lounge, huge open plan living/dining kitchen and separate utility. To the first floor are five double bedrooms, three with ensuite and a family bathroom. Double garage, off road parking, EV charge point and solar panels.

£850,000

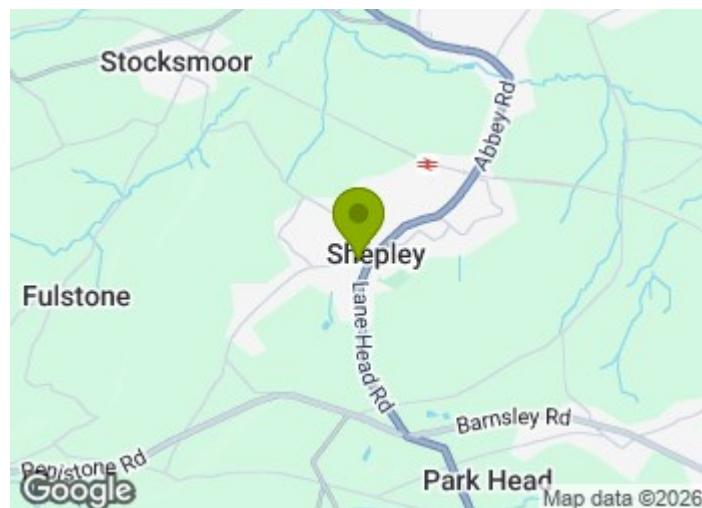
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- FIVE BEDROOM DETACHED FAMILY HOME
- STUNNING OPEN ASPECT FARMLAND VIEWS TO THE REAR
- TRADITIONAL/CONTEMPORARY DESIGN WITH GALLERIED HALLWAY
- HUGE OPEN PLAN LIVING SPACE WITH SEPARATE LOUNGE AND STUDY
- MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM
- AVAILABLE NOVEMBER 2025

General/Important	First Floor Landing	Bedroom 3
Entrance	Master Bedroom	Bedroom 4
Study	Dressing Room	Ensuite (Bed 4)
WC	Ensuite	Bedroom 5
Lounge	Bedroom 2	Family Bathroom
Living/Dining Kitchen	Dressing Room	Garage and Parking
Utility	Ensuite 2	Garden

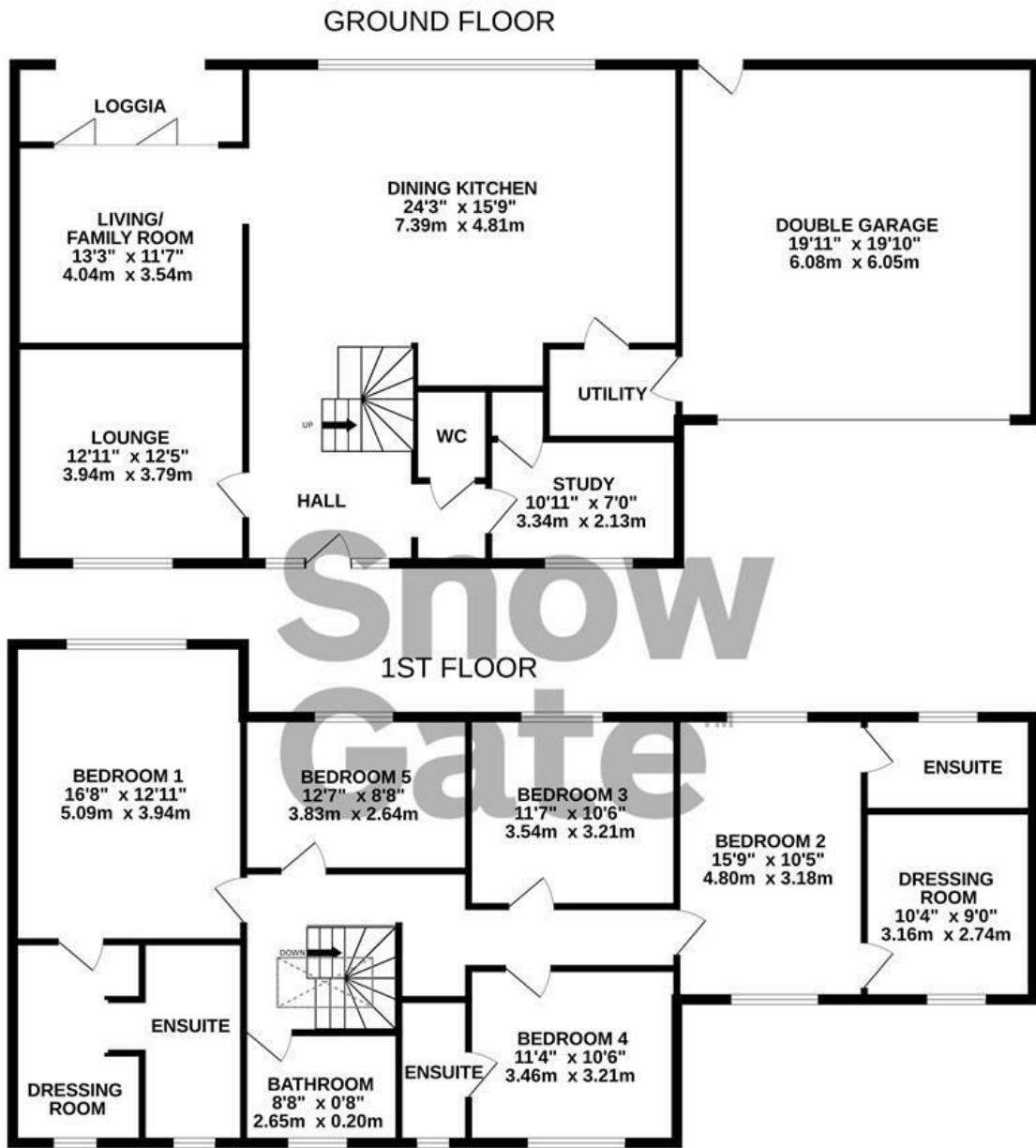


Directions

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



Floor Plan



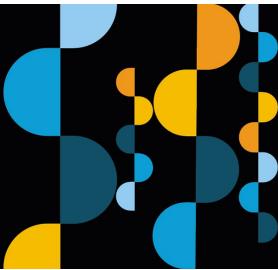
PLOT 7

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	Proposed
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 ₂) Rating		Current	Proposed
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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