



109 Lane Head Road, Shepley, Huddersfield, HD8 8DB
Offers Around £310,000

bramleys

Situated in the charming village of Shepley, Huddersfield, this delightful three-bedroom detached family home on Lane Head Road presents an excellent opportunity for those seeking a comfortable and spacious residence. With no upper chain, this property is ready for you to make it your own.

The home boasts two inviting reception rooms, perfect for family gatherings or entertaining guests. The gardens at both the front and rear offer ample outdoor space for children to play or for you to enjoy a peaceful afternoon in the sun. Additionally, the driveway and garage provide convenient off-road parking, ensuring that you will never have to worry about finding a space.

One of the standout features of this property is that planning permission has been granted to remove the existing single-storey extension at the rear and replace it with a two-storey extension (App No: 2023/62/92323/E). This presents a fantastic opportunity to enhance the living space and tailor the home to your family's needs.

The property is ideally situated with good access to the M1 motorway network, making it convenient for commuting to nearby towns and cities. In summary, this three-bedroom detached home in Shepley is perfect for a young and growing family, offering both comfort and potential for expansion.

Don't miss the chance to view this lovely property and envision the possibilities it holds for your future.



GROUND FLOOR:

Enter the property through a composite external door with double glazed and leaded glass panels into:-

Entrance Hall

Having a central heating radiator and in turn leads into the lounge.

Lounge

16'2" max x 11'8" max (4.93m max x 3.58m max)

With a solid fuel stove set on to a stone hearth with timber mantel above, there is a central heating radiator, uPVC double glazed window to both side and front. There are 2 wall light points, exposed ceiling beams and an access door to the lower ground floor.

Dining Room

8'11" x 10'1" (2.72m x 3.07m)

Having a central heating radiator and uPVC double glazed windows.

Kitchen

13'5" x 8'6" (4.09m x 2.59m)

Fitted with a range of matching modern wall, drawer and base units with laminated work surfaces and part tiled walls. There are a range of integrated appliances including a 4 ring gas hob with overhead extractor fan and light, split level oven and grill, uPVC double glazed window and side entrance door. The kitchen has a peninsula breakfast bar and a central heating radiator.

Cloakroom/WC

6'8" x 4'3" (2.03m x 1.30m)

Furnished with a 2 piece white suite incorporating low flush WC, pedestal wash basin, part tiled walls, plumbing for an automatic washing machine, uPVC double glazed window and Vaillant central heating boiler.

LOWER GROUND FLOOR:

Cellar

Providing useful additional storage.

FIRST FLOOR:

Landing

Bedroom 1

10'2" x 10'2" (3.10m x 3.10m)

With a uPVC double glazed window and central heating radiator.

Bedroom 2

10'0" x 9'0" (3.05m x 2.74m)

With a central heating radiator and uPVC double glazed window.

Bedroom 3

12'0" max / 6'3" min x 6'3" (3.66m max / 1.91m min x 1.91m)

An L-shaped bedroom which also incorporates a bulk-head. This room is fitted with a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a 3 piece white suite incorporating a concealed flush WC, vanity wash basin with cupboards beneath and a panelled bath with



overhead Mira shower and shower screen. There are part tiled walls and a central heating radiator.

OUTSIDE:

To the side of the property there is a tarmacadam driveway/parking apron which in turn leads to the timber double access gates which then leads to the rear of the property, with parking for 2/3 vehicles and access to the detached garage. To the rear of the property there is a small lawned garden with decked borders, ideal for outdoor entertaining and enjoys a south facing aspect.

Garage

15'1" x 10'1" (4.60m x 3.07m)

With up and over door.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629), passing through the traffic lights at Aspley, Moldgreen and Dalton. At the traffic lights in Waterloo bear right onto Penistone Road passing through Highburton and Kirkburton. Proceed on this road passing Shepley Village on the right hand side and as the road begins to climb, the property will be found on the left hand side identified by a Bramleys for sale board.

TENURE:

Freehold.

COUNCIL TAX BAND:

C

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.

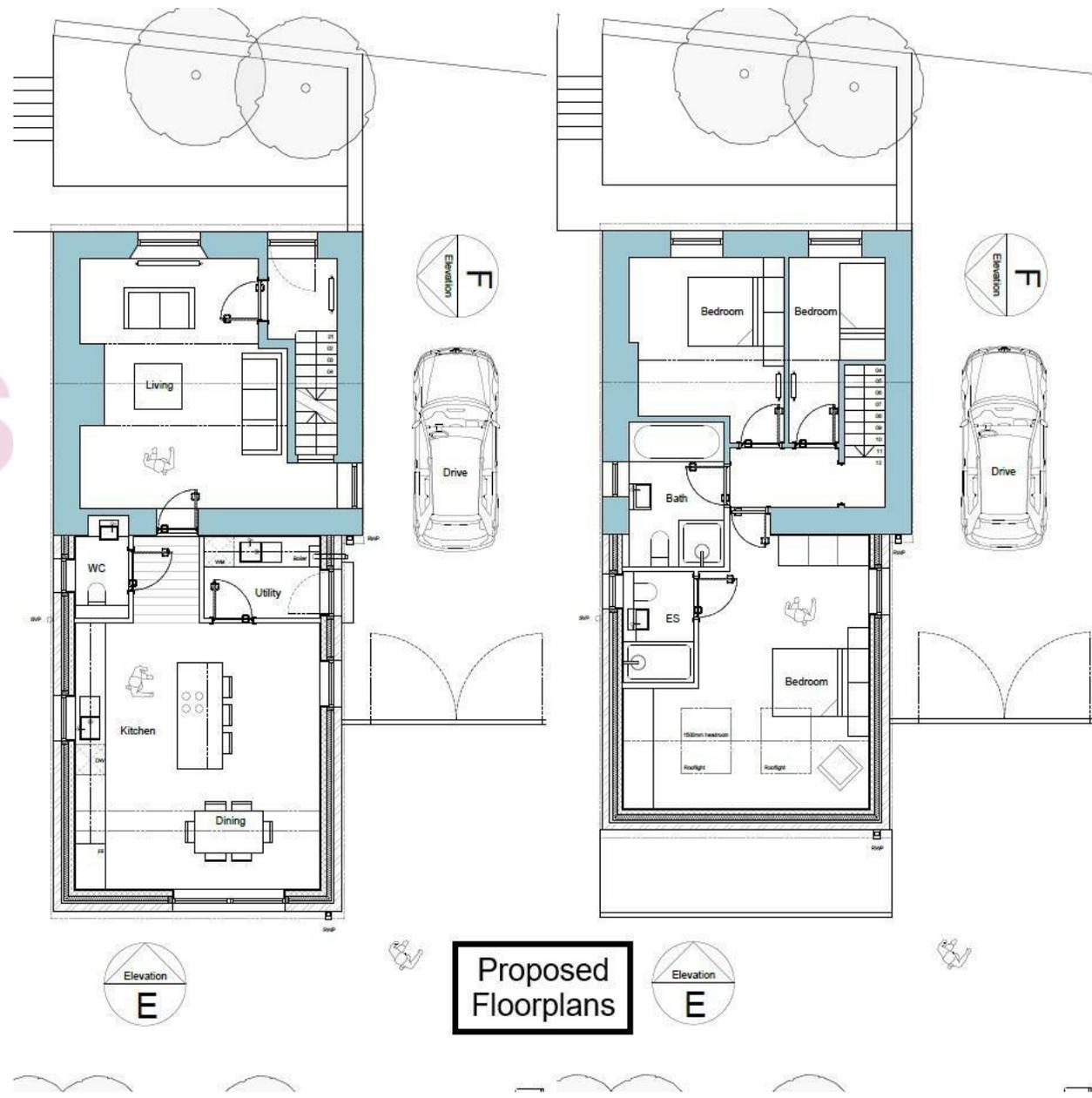
PLANNING PERMISSION:

Planning permission has been granted for the 'DEMOLITION OF EXISTING REAR EXTENSION AND ERECTION OF REPLACEMENT TWO STOREY REAR EXTENSION (WITHIN A CONSERVATION AREA)' dated 25th June 2024.

Application Number: 2023/62/92323/E - 1. The development hereby permitted shall be begun within three years of the date of this permission. 2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence. Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of the National Planning Policy Framework. 3. The render finish, as indicated in the submitted plans shall be finished with an off white colour and retained thereafter. Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	
(54-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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