



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Abbey Gardens
Shepley, Huddersfield



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Offers Over £825,000

SET WELL BACK FROM THE MAIN ROAD WITH LIMITED PASSING TRAFFIC IN A GATED COMMUNITY OF JUST SEVEN HIGH END PROPERTIES IS THIS STUNNING CONTEMPORARY RESIDENCE WHERE OPEN PLAN LIVING AREAS ARE FLOODED WITH NATURAL LIGHT HAVING LARGE WRAP AROUND GARDENS AND UNDERFLOOR HEATING TO THE WHOLE GROUND FLOOR AND DETACHED DOUBLE GARAGE.

Set well back from the main road with limited passing traffic in a gated community of just seven high end properties is this stunning contemporary residence where open plan living areas are flooded with natural light having large wrap around gardens and underfloor heating to the whole ground floor and detached double garage.

Featuring a bespoke open plan living dining kitchen area with bi folding doors opening onto the south facing alfresco dining terrace complete with Corian worksurfaces, a Quooker hot tap, Bora induction hob and quality range of Siemens integrated appliances including a double oven with warming draw underneath for plates, dishwasher and double fridge freezer units and wine cooler accompanied by a large well equipped utility and separate W.C.



The impressive entertaining hallway gives the property a certain status with vast full height glazed structure affording an abundance of light and a galleried landing above which is part open plan, separated by double fronted log burning stove, to the elegant sitting room which is in addition to the cosy snug that would also make an ideal home office.

To the first floor there are five double bedrooms with the master suite having fitted wardrobes and a luxury ensuite shower room, two further bedroom suites both having ensuite shower rooms and two additional double bedrooms served by the opulent house bathroom which has both a double ended bath and separate shower area.

With driveway parking leading to the detached double garage with electric car charging point the enclosed and secure gardens are mainly laid to lawn with an extensive dining terrace.

The village of Shepley holds an admiring sought after reputation with highly regarded local schooling and its own train station close by and fabulous country walks on the doorstep.

WHAT3WORDS

///imperious.birthdys.token

COUNCIL TAX

G

EPC

B

TENURE

Freehold

AGENT NOTES

1.MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

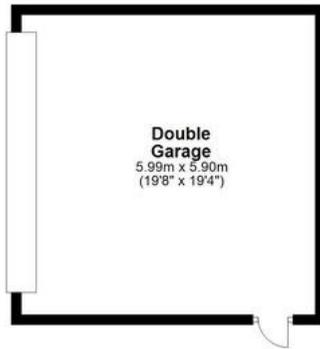
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor

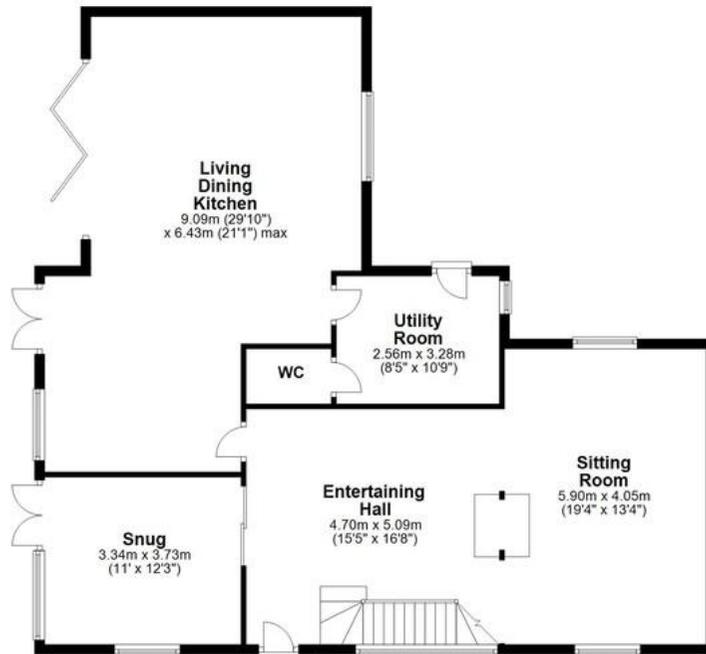
Approx. 154.4 sq. metres (1662.5 sq. feet)



Double Garage
5.99m x 5.90m
(19'8" x 19'4")

First Floor

Approx. 123.3 sq. metres (1326.9 sq. feet)



Living Dining Kitchen
9.09m (29'10")
x 6.43m (21'1") max

Utility Room
2.56m x 3.28m
(8'5" x 10'9")

WC

Sitting Room
5.90m x 4.05m
(19'4" x 13'4")

Entertaining Hall
4.70m x 5.09m
(15'5" x 16'8")

Snug
3.34m x 3.73m
(11' x 12'3")



Bedroom
3.47m x 5.44m
(11'4" x 17'10")

En-suite

Bedroom
3.41m x 4.43m
(11'2" x 14'6")

Bedroom
2.89m x 5.36m
(9'6" x 17'7")

Bathroom
2.30m x 2.67m
(7'6" x 8'9")

Master Bedroom
5.90m (19'4") max
x 4.05m (13'4")

Bedroom
2.92m x 5.33m
(9'7" x 17'6")

Landing

En-suite
1.63m x 2.36m
(5'4" x 7'9")

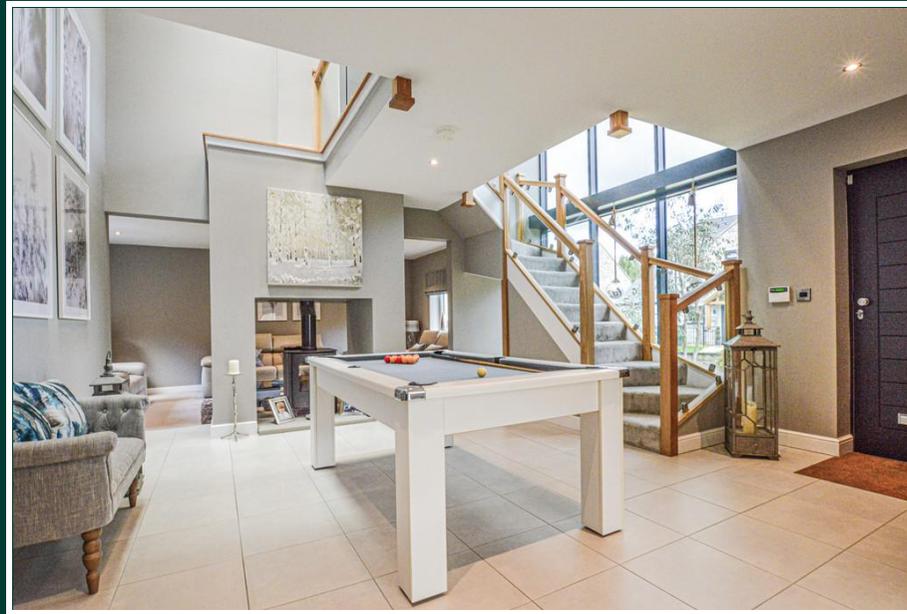
En-suite
2.37m x 1.73m
(7'9" x 5'8")

Total area: approx. 277.7 sq. metres (2989.4 sq. feet)

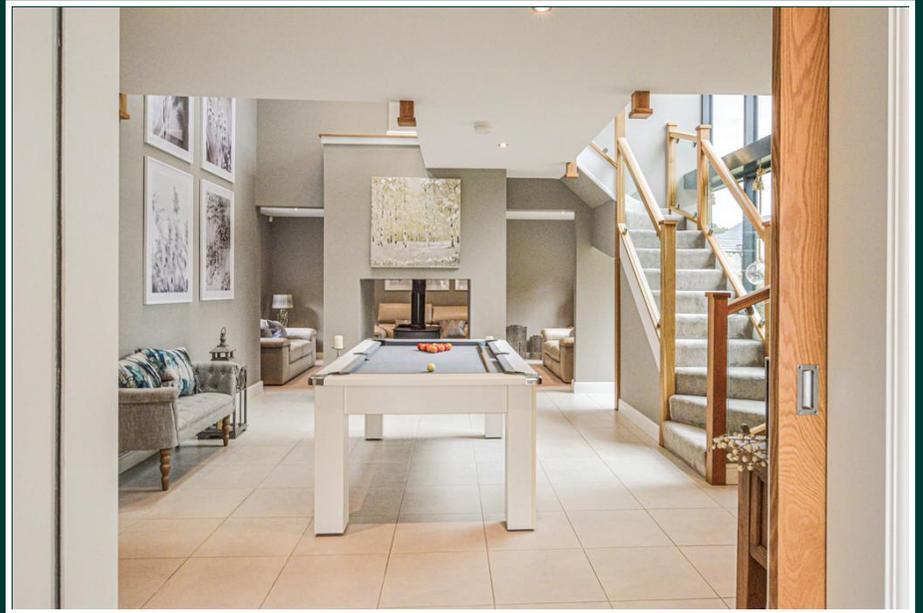




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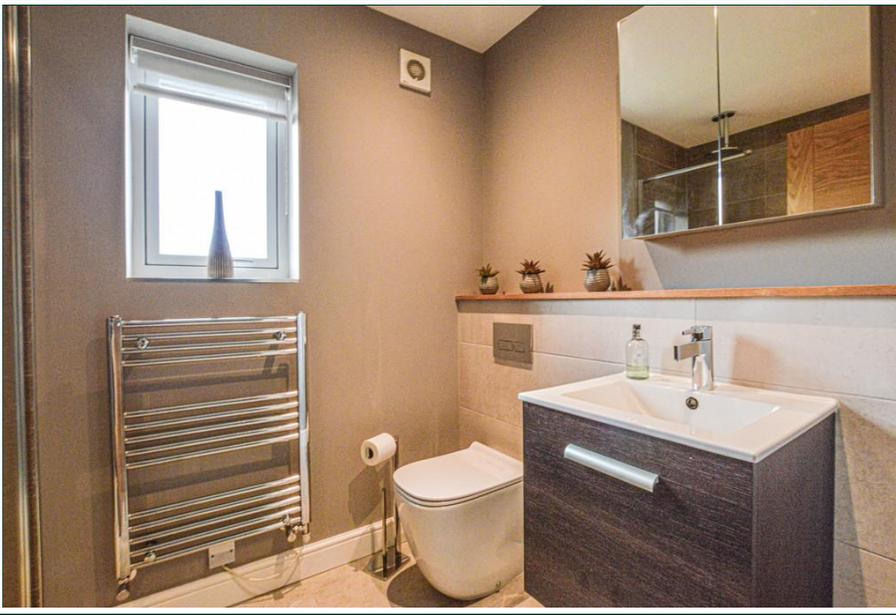
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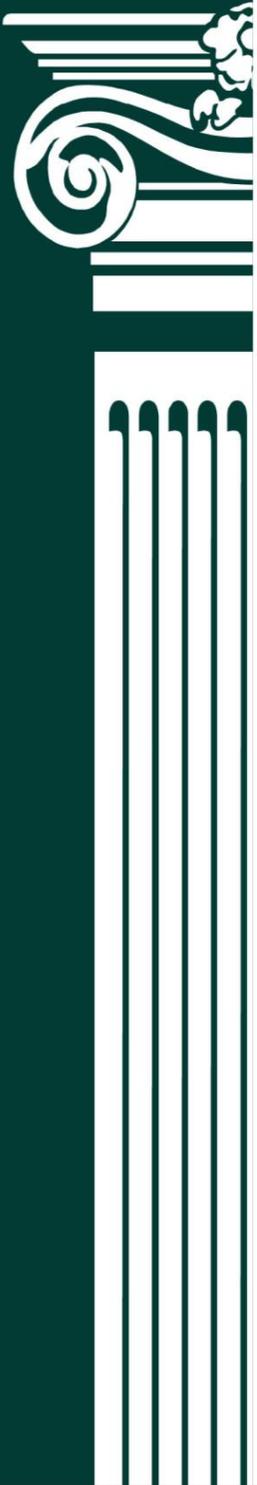
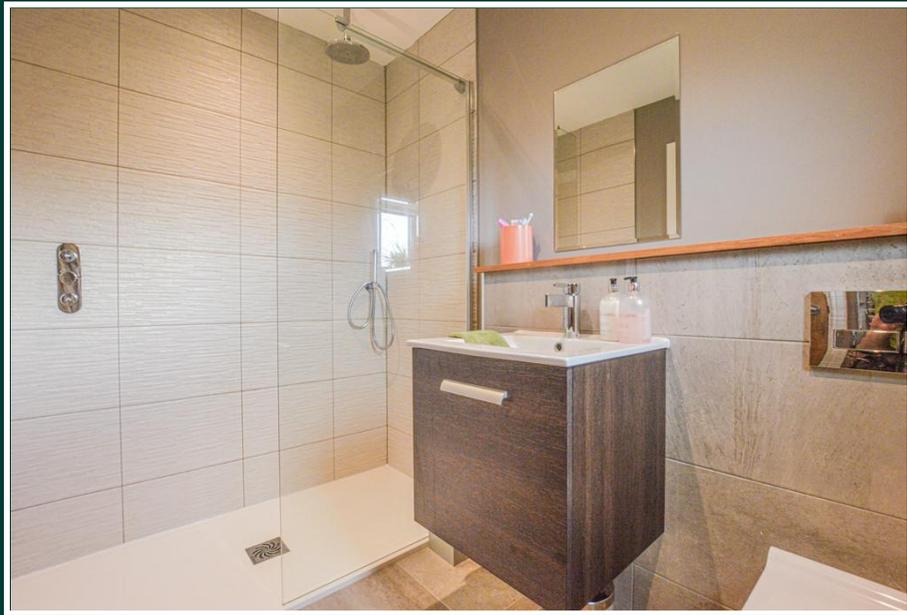
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