



CORNERSTONE

# Ashleigh House, 132 Lane Head Road, Shepley, Huddersfield, HD8



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# 132 Lane Head Road

## £725,000

### PROPERTY HIGHLIGHTS

- \* NEW VIESSMANN BOILER INSTALLED NOVEMBER 2019.
- \* ALL NEW WINDOWS IN 2019.
- \* NEW CONSUMER UNIT & REWIRE AUGUST 2019.
- \* NEW GATES INSTALL IN 2017. THE MAIN GATE IS OPERATED AUTOMATICALLY BY ELECTRICITY.

We are delighted to offer for sale 'Ashleigh House' a commanding stone-built residence, located in the popular and sought after village of Shepley.

The property is sold with no onward chain.

Ashleigh House is a beautiful, tastefully finished and decorated four/five bedroom detached property situated on a large plot approximately 0.4 acres in size. You access the property's commanding tarmac driveway through an electric sliding gate. It has a garage and a grand garden mostly laid to lawn with a number of mature trees and shrubs. An elevated stone patio exists, perfect for sitting out in the warmer months.

Ashleigh House is just over 3,000 square feet in size offering spacious living with a blend of contemporary and opulence. It has underfloor heating throughout all its rooms.

Internally it comprises a vast open plan kitchen diner, utility room which houses the boiler and space for a washing machine & tumble dryer. A grand hallway leads to the lounge, formal dining room/bedroom five, ground floor W.C. and staircase that leads to the first floor.

The first floor comprises a landing with built in storage cupboards. It leads to the principal bedroom with en-suite & walk in wardrobe, bedroom two with en-suite & walk in wardrobe, bedroom three with en-suite and bedroom four with en-suite.

Shepley is a highly desirable village with a semi-rural feel. It is also one of the most expensive areas of Huddersfield. It has plenty of amenities which are walking distance and nearby. These include to only name a few, Shepley train station, highly regarded nurseries and schools, shopping facilities such as the nearby Co-op, many well regarded pubs and restaurants.

This location offers a relative ease for the commuter, with access to the motorway network allowing speedy accesses to Wakefield, Leeds & Sheffield. Commuting to Manchester is also relatively easy.

To conclude a stunning property that is sold with no onward chain.

### HALLWAY

Ashleigh House has a grand hallway which is accessed through a timber door that acts as the formal entrance from Lane Head Road. The hallway is neutrally decorated with coving, a ceiling rose, a picture rail and wooden panelling. It leads to the staircase to the first floor, formal dining room/bedroom five, lounge, ground floor W.C. and the impressive open plan kitchen diner.

### FORMAL DINING ROOM/BEDROOM FIVE

The formal dining room/bedroom five is decorated in modern tones with coving and a picture rail. It has a commanding open fireplace which creates a beautiful focal point to this room. A large double glazed sash window allows natural light in with a view out over the garden.

## LOUNGE

The lounge is decorated in modern tones with ornate corning to the ceiling. A beautiful fireplace creates a lovely focal point and two large double glazed sash windows offer a lovely dual aspect view out into the commanding garden.

## GROUND FLOOR W.C.

The ground floor W.C. comprises a wall mounted wash basin and toilet. Two frosted double glazed sash windows allow natural light in.

## STORAGE CUPBOARD

A vast storage cupboard is accessed from the hallway.

## OPEN PLAN KITCHEN DINER

A truly stunning open plan kitchen diner that has a vast central island with a hob and a wine cooler and ample cupboard space. The kitchen has twin inset sinks with a Quooker hot tap (instant boiling water), dishwasher, two ovens with slide and hide doors and two pantries which are built into the kitchen cupboards. The worktops and the island is Silestone Quartz. This open plan space has a tiled floor with access to a utility room and the cellar.

## UTILITY ROOM

The utility room has space for a washing machine and tumble dryer. It also houses the Viessmann boiler.

## CELLAR

A commanding cellar that is accessed down a number of stone steps. It has lighting and power.

## LANDING

The landing leads to the four first floor bedrooms. It is decorated in modern tones with fitted cupboards offering plenty of storage. The landing benefits from several double glazed sash windows and a stunning double glazed arch feature window above the staircase.

## PRINCIPAL BEDROOM

The principal bedroom is decorated in modern tones with dual aspect views through its double glazed sash windows. The principal bedroom has a walk in wardrobe and an en-suite.

## EN-SUITE

The principal bedroom en-suite is fully tiled with a double glazed sash window. It comprises a walk in shower, free standing bath, wash basin above vanity drawers and a toilet.

## DOUBLE BEDROOM TWO

Double bedroom two is decorated in modern tones with a double glazed sash window. This bedroom also benefits from a walk in wardrobe and en-suite

## DOUBLE BEDROOM TWO EN-SUITE

This en-suite is fully tiled comprising a walk in shower, wash basin with vanity drawers and a toilet.

## DOUBLE BEDROOM THREE

Bedroom three is decorated in modern tones with inset spot lights and a double glazed sash window.

## DOUBLE BEDROOM THREE EN-SUITE

A fully tiled en-suite with a double glazed sash window. A walk in shower, wash basin above vanity drawers and a toilet.

## DOUBLE BEDROOM FOUR

Decorated in modern tones with a double glazed sash window. A cupboard is present which houses the property's CCTV main frame.

## DOUBLE BEDROOM FOUR EN-SUITE

A fully tiled en-suite with a walk in shower, wash basin above vanity drawers and a toilet.

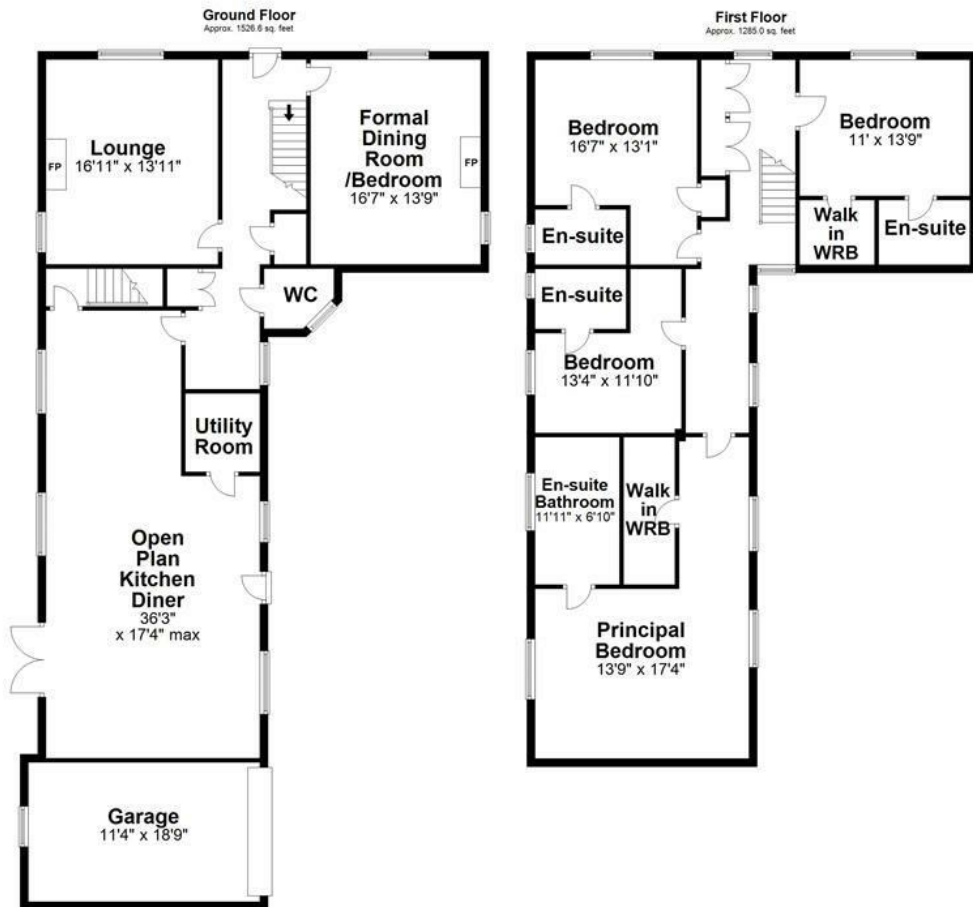
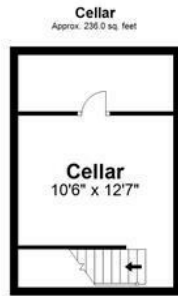
## THE GROUNDS

Ashleigh House benefits from being situated in a 0.4 acre plot (not formally measured and taken from Google maps measuring tool). The grounds consist of a commanding tarmac driveway that has access to a garage. The garage has electricity, lighting and a door to its rear that leads out to the raised patio. Ashleigh House and its tarmac driveway can be accessed through one of its two metal gates, one of which is motorised and electrically controlled with an intercom system. A commanding wrap around lawn exists with a raised patio that is perfect for sitting out in the warmer months. A number of mature trees, hedges and shrubs exist.

## ADDITIONAL INFORMATION

TENURE - FREEHOLD.





Total area: approx. 3047.6 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or OY Energy Assessors. Plan produced using PlanUp.

Located in a Conservation Area

Council Tax Band G.

The property is sold with no onward chain.

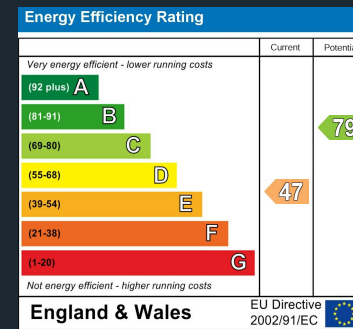
The property has an Alarm system & CCTV system that the vendors will leave for the new owner(s).

The property had all its windows replaced in 2019.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

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