



PLOT 8, Knowle Grange
Shepley | Huddersfield | West Yorkshire | HD8 8GL

FINE & COUNTRY

STEP INSIDE

PLOT 8, Knowle Grange

Built from natural tumbled Yorkshire stone, this 4 bedroom family home with garage, provides approx 1,576 sq ft of living space, designed for today's modern way of life. The entrance hall leads through to a study, utility room and separate WC. At the end of the hall you will find a spacious kitchen/diner which features a contemporary stylish kitchen and dining area which has bi-fold doors opening onto the rear terrace/garden. The kitchen/diner leads into the lounge in an open plan format, creating a sense of space to the ground floor. The first floor consists of three double bedrooms and a master bedroom with an ensuite. The house bathroom has a separate shower and bath. Outside there is a front and private rear garden overlooking woodland, a single detached garage built out of our signature Yorkshire stone plus private parking for an additional two vehicles.

KEY FEATURES

- Circa 1576 sq ft of internal living space
- 4 bedrooms
- Open-plan living
- Bi-fold doors to rear patio
- External EV charging point
- 10 year Premier Guarantee
- Study
- Utility room

INTERIOR FEATURES

- Internal doors - white solid suffolk style door
- White painted walls
- Lighting - spot lights finished white to kitchen & bathrooms

KITCHEN

- Modern handleless kitchen
- Integrated fridge/freezer, integrated dishwasher, AEG integrated double oven, AEG electric hob, AEG cooker extractor
- Composite 1.5 sink
- Glass splashback to hob
- Under cabinet lighting
- Solid stone worktop to kitchen
- Position for washer dryer in the utility room







BATHROOMS

- Bathroom - floor & wall tiling from Porcelenosa
- White sanitaryware - chrome brassware and chrome towel rail
- Family bathroom with separate shower
- Vanity unit

FLOOR COVERINGS

- Bathroom and Ensuite floor tiling by Porcelonosa
- All remaining rooms to receive customers own flooring

EXTERNAL SPECIFICATION

- Built from natural stone
- Contemporary upvc windows finished externally in grey
- Flagged terrace and paths in natural Indian stone flag
- Standard composite front door
- Aluminium bifold patio doors
- Electric vehicle charging point
- Turf to front and rear gardens
- Manual garage door

Photos are for illustration purpose only











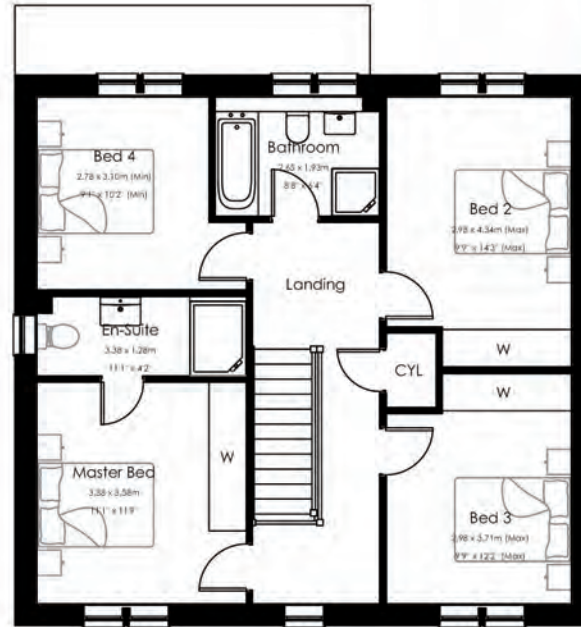
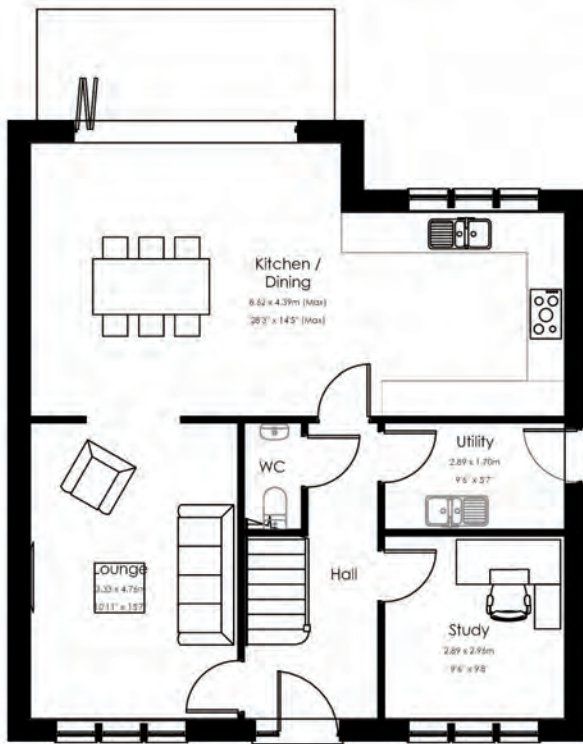
Knowle Grange
SHEPLEY

- 3 Bedroom
- 4 Bedroom
- 5 Bedroom



Plot 8: The Poplar, Shepley - Floor plans & dimensions

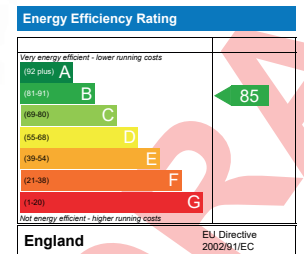
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*All dimensions shown are approximate

Council Tax Band: D
Tenure: Freehold

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2346083. Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ. Printed 20.12.2024



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