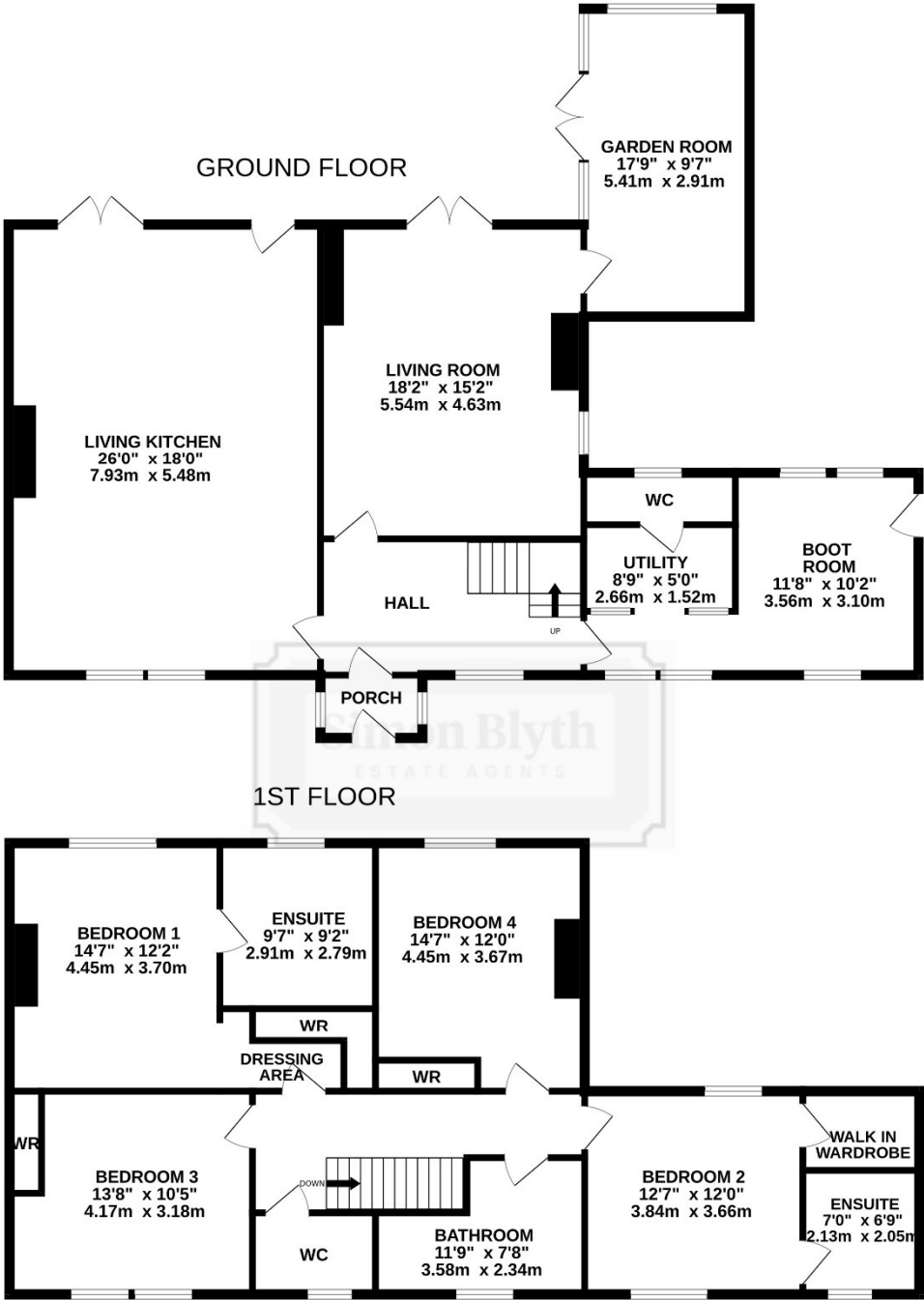




Gladstone House, 21 The Knowle, Shepley, HD8 8EA



THE KNOWLE

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PROPERTY DESCRIPTION

Gladstone House is a handsome and imposing stone built and slated double fronted detached mid-19th century character residence with an electric gated entrance and standing in circa 1/4 of an acre with well screened established gardens, parking for several cars and lovely views.

This beautiful family home has a stunning interior complemented by uPVC double glazed sash windows, aluminium double-glazed French doors and accommodation comprising entrance porch, entrance hall, 26ft living kitchen with large island, living room, garden room with Iroko double glazed frames, utility, downstairs w/c and boot room. Basement with cellar (trap door access in kitchen). First floor landing leading to four double bedrooms (two ensuite) bathroom, separate w/c and large boarded loft.

There are village amenities, bus stop, railway station, bus pick up points for QEGS, Silcoates, Huddersfield Grammar Private Schools, Shelley College and train service all in walking distance and an ideal location for accessing the M1 and M62 motorway.

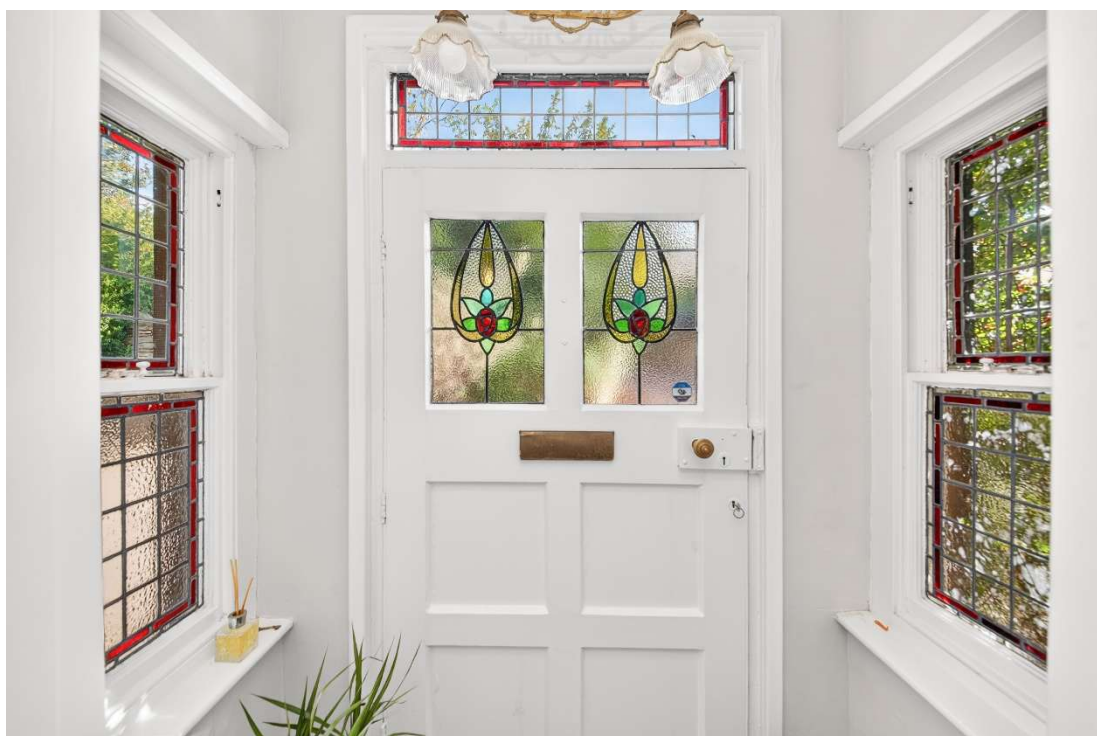
Offers Around £875,000

GROUND FLOOR

ENTRANCE PORCH

Measurements- 5'5" x 3'8"

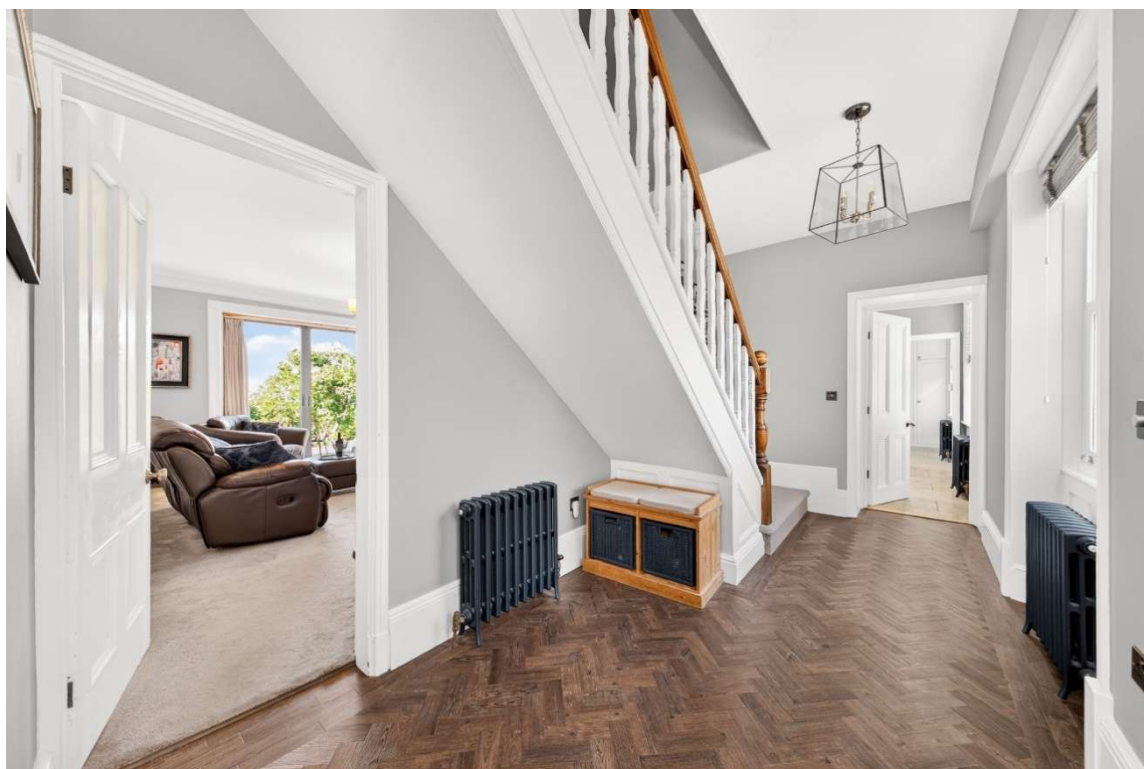
This has a large timber panelled and leaded stained-glass door with a leaded stained-glass window over and two leaded stained glass Sash windows to either side, there is a ceiling light point and from here a timber and glazed door opens into the entrance hall.



ENTRANCE HALL

Measurements – 15'4" x 7'2"

This has a uPVC frosted double glazed Sash window, to one side a spindled staircase rises to the first floor, there is a ceiling light point, two column radiators, deep skirting boards and herringbone Karndean flooring. From the hallway access can be gained to the following rooms: -



LIVING ROOM

Measurements – 18'2" x 15'2"

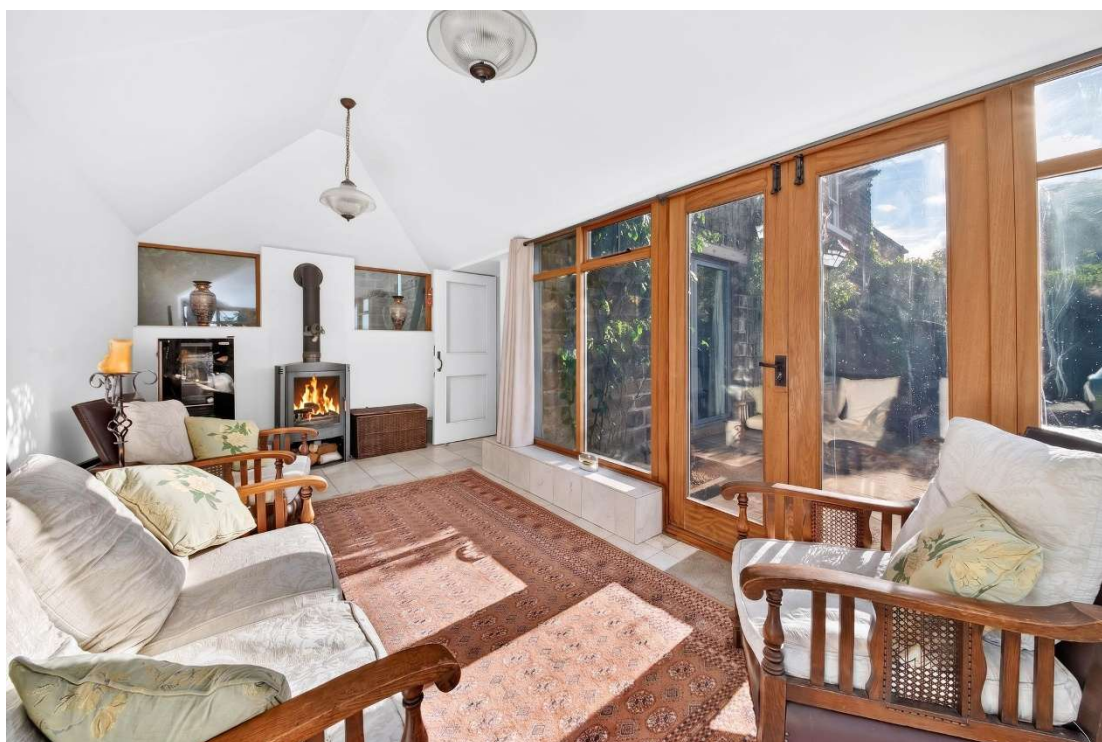
A well-proportioned and comfortable reception room which has aluminium double-glazed French doors which open out onto the garden and with lovely far-reaching views beyond, there is additional natural light to the side elevation from a uPVC double glazed Sash window. There is a ceiling light point, ceiling coving, deep skirting boards, three column radiators and as the main focal point of the room there is a fireplace with a timber surround and home to a coal effect gas fire which rests on a granite hearth. To the right-hand side of the chimney breast there are fitted cupboards and display shelving. To the left-hand side of the chimney breast a timber and glazed door opens into the garden room.



GARDEN ROOM

Measurements – 17'9" x 9'7"

This has Iroko double glazed windows to three elevations together with French doors opening onto the garden and from here there is a lovely aspect across a well-stocked and private garden with views beyond. There is a pitched ceiling with two ceiling light points, tiled floor with under floor heating and at one end there is a log burning stove.





LIVING KITCHEN

Measurements – 26'0" x 18'0"

As the dimensions indicate this is a particularly spacious room flooded with natural light from uPVC double glazed Sash windows to the front elevation and large aluminium double-glazed French doors to the rear with adjacent timber panelled and etched glass door giving access to the garden. There are numerous inset LED downlighters, two ceiling light points above the island unit, tiled floor with water fed under floor heating, as the main focal point of the room there is a lovely marble fire surround with cast iron inset and tiled hearth. The kitchen is fitted with a range of dove grey base and wall cupboards, drawers, overlying quartz worktops with matching splashbacks, inset Franke one and half bowl sink with chrome mixer tap and separate Quooker instant boiling water tap, there is a larger cupboard with bi-fold doors with LED lighting, twin double power points and an integrated Neff microwave, there are integrated bins, integrated Neff dishwasher, Falcon range style stainless steel cooker with five ring gas hob, twin electric oven and grill (available by separate negotiation at a price to be agreed) with extractor hood over, there is concealed lighting beneath the wall cupboards and there is an American style Samsung fridge freezer which is plumbed to provide water, cubed and crushed ice, in the middle of the kitchen there is a large island unit which measures 8'6" x 5'0" this has contrasting navy blue base cupboards, drawers, pan drawers, wine coolers and overlying quartz worktops which extend to form a breakfast bar.

From the hallway a timber panelled door opens to an inner hall and this has two part frosted uPVC double glazed sash windows, inset LED downlighters, stone flagged floor, column radiator and provides access to the following: -







UTILITY ROOM

Measurements- 8'9" x 5'0"

With inset LED downlighters, stone flagged floor, floor to ceiling storage cupboard which also houses a wall mounted Viessmann gas fired central heating boiler and an oak worktop with under counter space for washing machine and tumble dryer. From the utility room there is a timber panelled and leaded stained glass door giving access to a downstairs w.c.



DOWNSTAIRS W.C.

Measurements- 8'9" x 3'0"

With a part frosted uPVC double glazed sash window, inset LED downlighters, extractor fan, stone flagged floor, column radiator and fitted with a suite comprising vanity unit incorporating wash basin and low flush w.c.

BOOT ROOM

Measurements – 11'8" x 10'2"

This is situated at the far end of the inner hallway and has uPVC double glazed sash windows to front and rear elevations together with a uPVC and sealed unit double glazed door giving access to the side. There are inset LED downlighters, ceiling coving, column radiator, stone flagged floor and fitted floor to ceiling cupboards with fitted cloaks rails and shelving, opposite the cupboards there are two further cupboards with central seat with cloaks hanging above.



FIRST FLOOR

LANDING

With a spindled balustrade and Newell post, two ceiling light points and loft access with fold down timber ladder, leading to a useful semi converted and carpeted loft space with a Velux double glazed window. From the landing access can be gained to the following: -

BEDROOM ONE

Measurements- 14'7" x 12'2"

This is the first of four double bedrooms having a uPVC double glazed Sash window which looks out over the garden together with stunning far-reaching views beyond, there is a ceiling light point, two column radiators and at the entrance to the bedroom there is a dressing area with fitted floor to ceiling wardrobes, floor to ceiling mirror and display shelving.



EN-SUITE BATHROOM

Measurements- 9'2" x 9'7"

With part frosted uPVC double glazed sash window, inset ceiling downlighters, extractor fan, two wall light points, part tiled walls, herringbone tiled floor, column radiator and fitted with a suite comprising free standing oval bath with free standing chrome mixer tap, low flush w.c., vanity unit incorporating hand wash basin and large walk-in shower with two glazed panels and chrome shower fitting with fixed shower rose.



BEDROOM TWO

Measurements- 12'7" x 12'0"

A double room with uPVC double glazed sash windows to both front and rear elevations providing plenty of natural light and enjoying some lovely far-reaching views, there is a ceiling light point, ceiling coving, column radiator and with doors giving access to a walk-in wardrobe and en-suite shower room.



WALK-IN WARDROBE

Measurements- 6'9" x 4'3"

With a ceiling light point, fitted shelving and cloaks rail.

EN-SUITE SHOWER ROOM

Measurements- 6'9" x 7'0"

With a part frosted uPVC double glazed sash window, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor with under floor heating, chrome ladder style heated towel rail and fitted with a suite comprising wall hung vanity unit mounted with a wash basin with chrome monobloc tap, low flush w.c. and corner shower cubicle with chrome shower fitting.



BEDROOM THREE

Measurements- 13'8" x 10'7"

A double room which has two uPVC double glazed sash windows, two column radiators, ceiling light point and fitted floor to ceiling wardrobes.



BEDROOM FOUR

Measurements- 14'7" x 12'0"

A double room with a uPVC double glazed sash window looking out over the garden with lovely far-reaching views beyond, there is a ceiling light point, chimney breast with decorative cast iron fireplace, column radiator and fitted floor to ceiling wardrobes.



W.C.

Measurements- 6'7" x 3'3"

With a part frosted uPVC double glazed sash window, ceiling light point, extractor fan, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with floral tiled splashbacks and low flush w.c.



FAMILY BATHROOM

Measurements- 11'9" x 7'8"

With a part frosted uPVC double glazed sash window, inset ceiling downlighters, part tiled walls, herringbone tiled floor and fitted with a suite comprising panelled bath, low flush w.c., hand wash basin mounted over the bulkhead and recessed tiled shower cubicle with glass door, chrome shower fitting incorporating fixed shower rose and separate hand spray.



OUTSIDE

PARKING

There is a stone cobbled entrance which is shared with number 21a and from here twin electric metal gates open onto a York Stone driveway which provides parking for several cars.



GARDENS

The property stands in circa quarter of an acre. To the front there is a planted area which runs to either side of the porch where there are external period lanterns mounted to either side of the main entrance door. In addition there is a small triangular area opposite. The gardens to the rear are well screened offering an excellent degree of privacy with far reaching views beyond, there is an external period style streetlight. There are two stone flagged patios one of which has a water feature, a tiered lawn, planted trees, flowers and shrubs, apple trees, timber and glazed garden shed, outside cold water tap and outside lighting.











ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has sealed unit double glazing

Property Tenure- Freehold

Council tax band – E

Directions- Using satellite navigation enter the postcode HD8 8EA

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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