

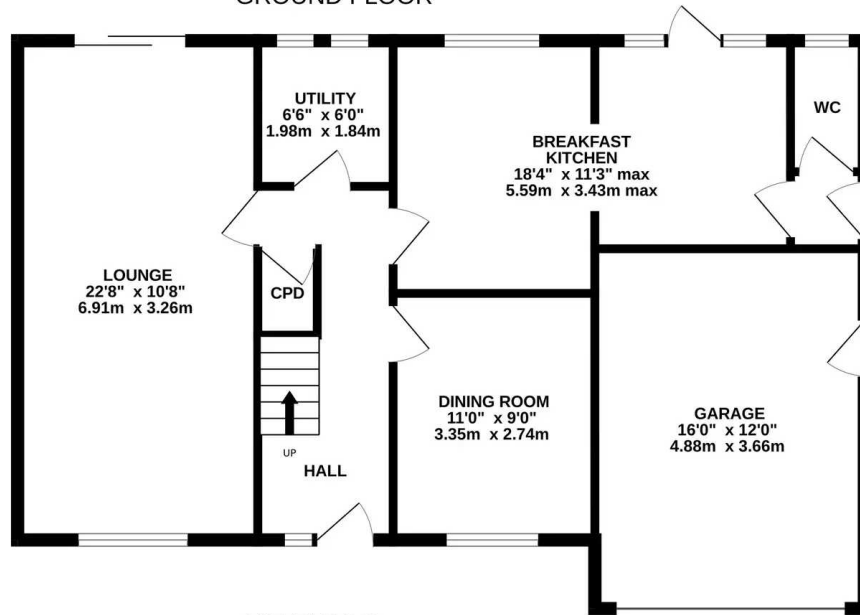


The Laurels, Summerfield Grove, Lepton

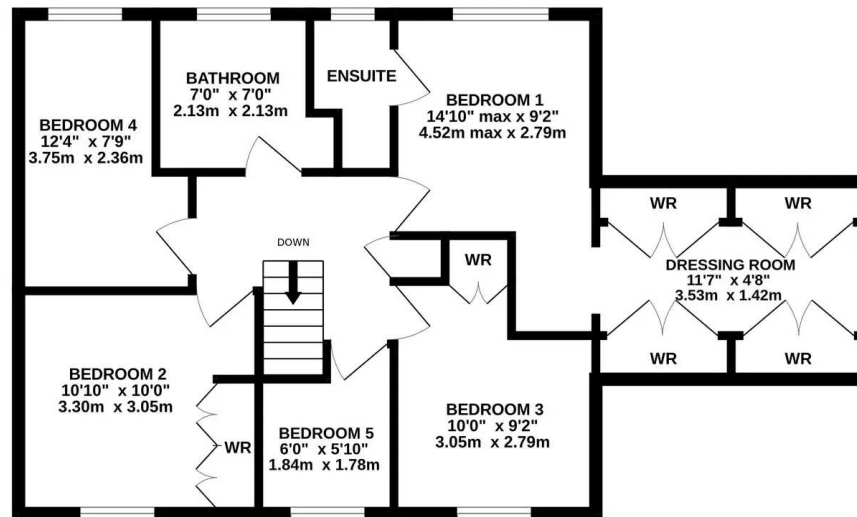
Huddersfield, HD8 0BQ

Offers in Region of **£460,000**

GROUND FLOOR



1ST FLOOR



SUMMERFIELD GROVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Laurels, Summerfield Grove

Lepton, Huddersfield, HD8 0BQ

AN EXECUTIVE, DETACHED, FAMILY HOME, NESTLED IN A QUIET CUL-DE-SAC POSITION IN THE SOUGHT AFTER VILLAGE OF LEPTON. THIS WELL PROPORTIONED HOME BOASTS FOUR/FIVE BEDROOMS, BREAKFAST KITCHEN ROOM AND PRINCIPAL SUITE WITH DRESSING ROOM AND ENSUITE SHOWER ROOM. THE LAURELS IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property briefly comprises entrance hall, dual aspect lounge with patio doors leading to the rear garden, formal dining room/second reception room, breakfast kitchen room, utility room, and attached garage to the ground floor. To the first floor are four well-proportioned bedrooms; the principal bedroom having dressing room and en-suite shower room, a home office/nursery, and the house bathroom. Externally to the front is a block paved driveway leading to the garage, and a low maintenance garden with flowers and shrubs. To the rear is a spacious garden with various flagged patio areas, lawn areas and well stocked borders.

Tenure Freehold.

Council Tax Band E.

EPC Rating C.



GROUND FLOOR

ENTRANCE HALL

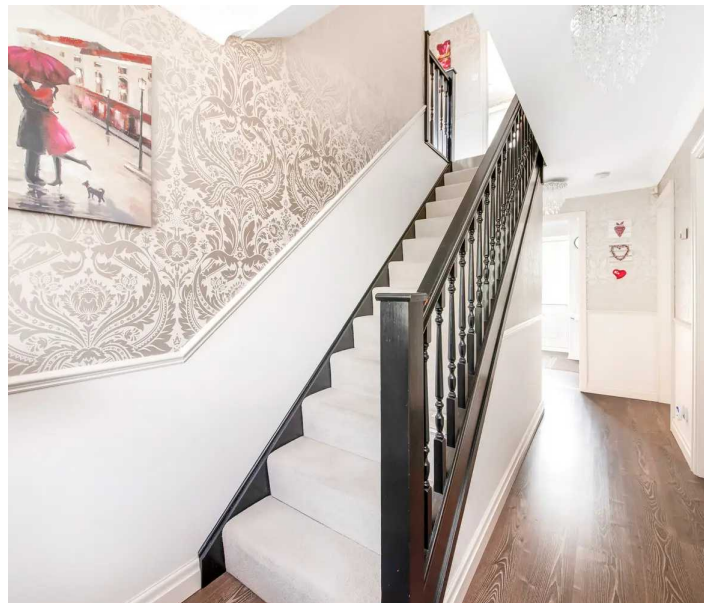
15' 9" x 6' 0" (4.80m x 1.83m)

Enter into the property through a double-glazed PVC front door with obscure glazed inserts. The entrance features an adjoining bank of double-glazed windows with obscure glass to the front elevation, decorative coving to the ceiling, a decorative dado rail, high-quality flooring, two ceiling light points, a radiator, and a staircase with wooden banister and spindle balustrade rises to the first floor. Multi-panel doors provide access to the formal dining room, the open-plan breakfast kitchen, the utility room, the lounge, and enclosing a useful understairs storage cupboard.

LOUNGE

22' 8" x 10' 8" (6.91m x 3.25m)

The lounge is a generously proportioned reception room which enjoys a great deal of natural light cascading through the bank of windows with leaded detailing to the front elevation and the double-glazed sliding patio doors to the rear which also provide direct access to the gardens. The lounge features two ceiling light points, two radiators, a television and telephone point, and the focal point of the room is the living flame effect gas fireplace with marble inset and hearth and ornate mantel surround.





FORMAL DINING ROOM

9' 0" x 11' 0" (2.74m x 3.35m)

The second reception room is a generously proportioned and versatile space which features decorative coving to the ceiling and a central ornate ceiling rose with ceiling light point. There is a bank of double-glazed windows with leaded detailing to the front elevation and a radiator.

BREAKFAST KITCHEN - KITCHEN AREA

11' 3" x 9' 0" (3.43m x 2.74m)

The breakfast kitchen is separated into two areas, with the kitchen area featuring a wide range of fitted wall and base units with high-gloss cupboard fronts and complementary work surfaces over which incorporate a one-and-a-half-bowl stainless steel sink and drainer unit with chrome mixer tap. There are high-quality, built-in appliances including a four-ring gas on glass hob with ceramic splashback and canopy-style cooker hood over, a waist-level fan assisted oven, a shoulder-level microwave combination oven, and a dishwasher. The kitchen benefits from inset spotlighting as well as under-unit, cornice and plinth lighting, high-quality flooring which continues through to the breakfast area, soft-closing doors and drawers, pull-out spice drawers, a wine rack, and a bank of double-glazed windows with tiled sill to the rear elevation.

BREAKFAST KITCHEN - DINING AREA

10' 0" x 8' 0" (3.05m x 2.44m)

The dining area features a double-glazed external door with adjoining windows to either side, providing direct access to the gardens. The high-quality flooring continues through from the kitchen area and there is a wall light point, a central ceiling light point, and decorative coving. There is also a breakfast peninsula providing space for informal dining with a radiator under, and a multi-panel door leading into the rear porch.





REAR PORCH

3' 10" x 3' 4" (1.17m x 1.02m)

The high-quality flooring continues through from the breakfast area into the rear porch, which features decorative coving to the ceiling, a decorative dado rail, a radiator, and a central ceiling light point. There is a multi-panel door providing access to the downstairs w.c. and a double-glazed external door with obscure glass to the side elevation.

DOWNSTAIRS W.C.

3' 4" x 5' 10" (1.02m x 1.78m)

The downstairs w.c. features a modern, white, two-piece suite which comprises of a low-level w.c. with push-button flush and a broad wash hand basin with chrome Monobloc mixer tap. There is tiling to dado height, decorative coving to the ceiling, a central ceiling light point, a radiator, high-quality flooring, and a double-glazed window with tiled sill and obscure glass to the rear elevation.

UTILITY ROOM

6' 6" x 6' 0" (1.98m x 1.83m)

The utility room features fitted wall and base units with high-gloss cupboard fronts and rolled edge work surfaces over, which incorporate a single-bowl stainless steel sink and drainer unit with chrome mixer tap. There is mosaic tiling to the splash areas, a central ceiling light point, decorative coving, a radiator, high-quality flooring, space and provisions for an automatic washing machine, and space for a tumble dryer. Historically, the utility room did have an external door to the rear elevation which has been converted to a double-glazed window with obscure glass but could easily be reverted. There is also an additional double-glazed window with obscure glass and mosaic tiled sill to the rear elevation.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which features multi-panel doors providing access to five bedrooms, the house bathroom, and an airing cupboard. There is a wooden banister with spindle balustrade over the stairwell head, decorative coving to the ceiling, a decorative dado rail, a ceiling light point, and a loft hatch providing access to a useful attic space.

BEDROOM ONE

14' 10" x 9' 2" (4.52m x 2.79m)

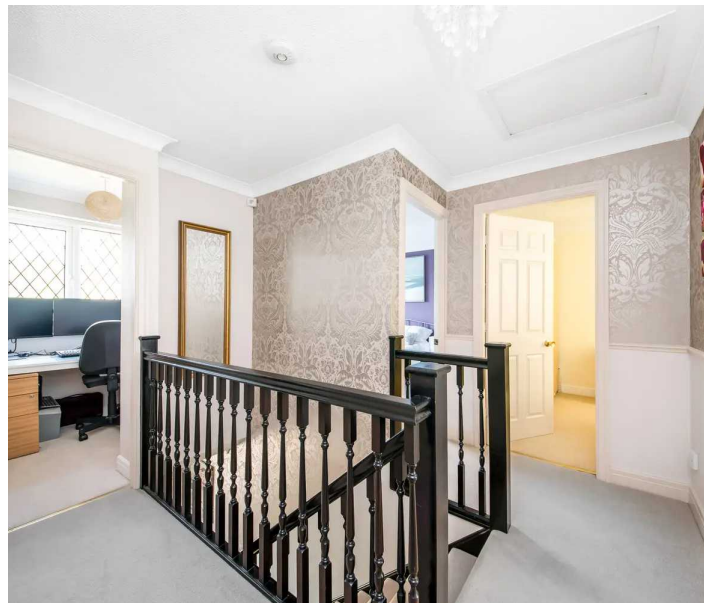
Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation which offer pleasant views across the property's well maintained and well stocked rear gardens. There is decorative coving to the ceiling, an ornate ceiling rose with ceiling light point, additional inset spotlighting, and a radiator. The principle bedroom also features a multi-panel door providing access to the en-suite shower room and an arched doorway leading into the dressing room.



BEDROOM ONE EN-SUITE SHOWER ROOM

3' 9" x 6' 10" (1.14m x 2.08m)

The en-suite shower room features a modern white three-piece suite which comprises of a fixed-frame shower cubicle with thermostatic shower, a wall hung wash hand basin with chrome Monobloc mixer tap, and a low-level w.c. with push-button flush. There is tiled flooring, tiling to dado height and to splash areas, decorative coving to the ceiling, a ceiling light point, an extraction vent with inset spotlighting, a shaver point, and a double-glazed window with obscure glass to the rear elevation.





BEDROOM ONE DRESSING ROOM

11' 7" x 4' 7" (3.53m x 1.40m)

The dressing room features recessed lighting to the ceiling, a wall light point, a radiator, a double-glazed window to the side elevation, and a fitted dressing table with drawer units beneath. There are four banks of built in wardrobes providing excellent storage with hanging rails, shelving, and drawer units in situ. Please note that this space could be reconfigured with dormers to perhaps the front and rear elevations (subject to necessary consents) to provide a great deal of additional accommodation.

BEDROOM TWO

10' 10" x 10' 0" (3.30m x 3.05m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is decorative coving to the ceiling, a central ceiling light point, a radiator, and a bank of double-glazed windows with leaded detailing to the front elevation which provide fantastic, far-reaching views across the valley of the tree-lined backdrop. The room benefits from a bank of floor-to-ceiling fitted wardrobes with hanging rails and shelving.

BEDROOM THREE

9' 2" x 10' 0" (2.79m x 3.05m)

Bedroom three is a double bedroom with ample space for freestanding furniture. The room enjoys a great deal of natural light cascading through the double-glazed bank of windows to the front elevation, which also provide fabulous open-aspect views across the valley and over rooftops. There is decorative coving to the ceiling, an ornate ceiling rose with central ceiling light point, a radiator, and fitted wardrobes with hanging rails and shelving.

BEDROOM FOUR

7' 9" x 12' 4" (2.36m x 3.76m)

Bedroom four can accommodate a double bed with space for freestanding furniture. There is decorative coving to the ceiling, a radiator, a ceiling light point, and a bank of double-glazed windows to the rear elevation which boast views across the property's gardens.

BEDROOM FIVE

5' 10" x 6' 0" (1.78m x 1.83m)

Bedroom five is currently utilised as a home office but would make an ideal nursery or study room. There is decorative coving to the ceiling, a central ceiling light point, and a radiator, and a bank of double-glazed windows with leaded detailing to the front elevation, which take full advantage of pleasant open-aspect views over rooftops and of Storthes Hall woodland.



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HOUSE BATHROOM

7' 0" x 7' 0" (2.13m x 2.13m)

The house bathroom features a white three-piece suite which comprises of a corner bath with multi-jet function, thermostatic shower over and concertina glazed shower guard, a low-level w.c. with push-button flush, and a wall-hung wash hand basin with chrome Monobloc mixer tap. There is tiled flooring, tiling to dado height and splash areas on the walls, decorative coving to the ceilings, inset spotlighting, a chrome ladder-style radiator, and a ceiling mounted extractor fan, and a double-glazed window with obscure glass and tiled sill to the rear elevation.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a concrete driveway which leads to the attached garage. A block-paved pathway, which could be utilised as further off-street parking, leads to the front door canopy, where there are also two stone pillars, terracotta tiled flooring, an external light, and external double plug sockets. The front garden features well-stocked flower and shrub beds with gravel borders, and a flagged pathway proceeds to the side of the property to a gate which encloses the rear gardens.

GARAGE

Single Garage

The attached garage (16'0" x 12'0") features a recently installed electric, remote-controlled, roller shutter door, as well as a solid timber pedestrian access door to the side elevation, lighting and power in situ, and fitted work benches with various wall and base cabinets for additional storage. The garage also houses the property's condensing boiler.





REAR GARDEN

Externally to the rear, the property boasts a mature and well-stocked garden which is relatively low maintenance, with various flagged patio areas and a decked area ideal for al fresco dining and barbecuing. The decked area to the side of the property is an ideal space for outside entertaining, and there is a further hardstanding for a garden shed. There are steps which lead up to the main portion of the garden, where there are two lawn areas, a gravelled hardstanding, a further flagged patio, raised flower and shrub beds, space for a barbecue area, various external lights, security lights, and an external tap. The upper tier of the garden enjoys the afternoon and evening sun, while being very private and enclosed, courtesy of mature hedged and planted boundaries.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

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