



13 Woodlands Drive, Lepton
Huddersfield, HD8 0JB

Offers Over **£350,000**



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13 Woodlands Drive

Lepton, Huddersfield, HD8 0JB

NESTLED IN A QUIET CUL-DE-SAC SETTING IS THIS GENEROUS PROPORTIONED, FOUR DOUBLE BEDROOM FAMILY HOME, LOCATED IN THE POPULAR VILLAGE OF LEPTON. THE PROPERTY BOASTS FABULOUS LANDSCAPED GARDENS TO THE REAR, OPEN-PLAN LIVING/DINING AND FAMILY ROOM, OFFICE LANDING AND SUPERB OPEN ASPECT VIEWS ACROSS THE VALLEY TO THE REAR. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property comprises of lounge, open-plan living/dining room and family room, downstairs WC and utility room to the ground floor. To the first floor are three bedrooms, the office landing and the house bathroom, with bedroom one having en-suite shower room, and the office landing providing access to a further double bedroom to the second floor. Externally, there is a driveway to the front providing off street parking for multiple vehicles and leading to the integral single garage. To the rear is an enclosed garden with two Indian stone flagged patios and a lawn garden with hardstanding for a shed/summerhouse.

Tenure Freehold.

Council Tax Band C.

EPC Rating C.



GROUND FLOOR

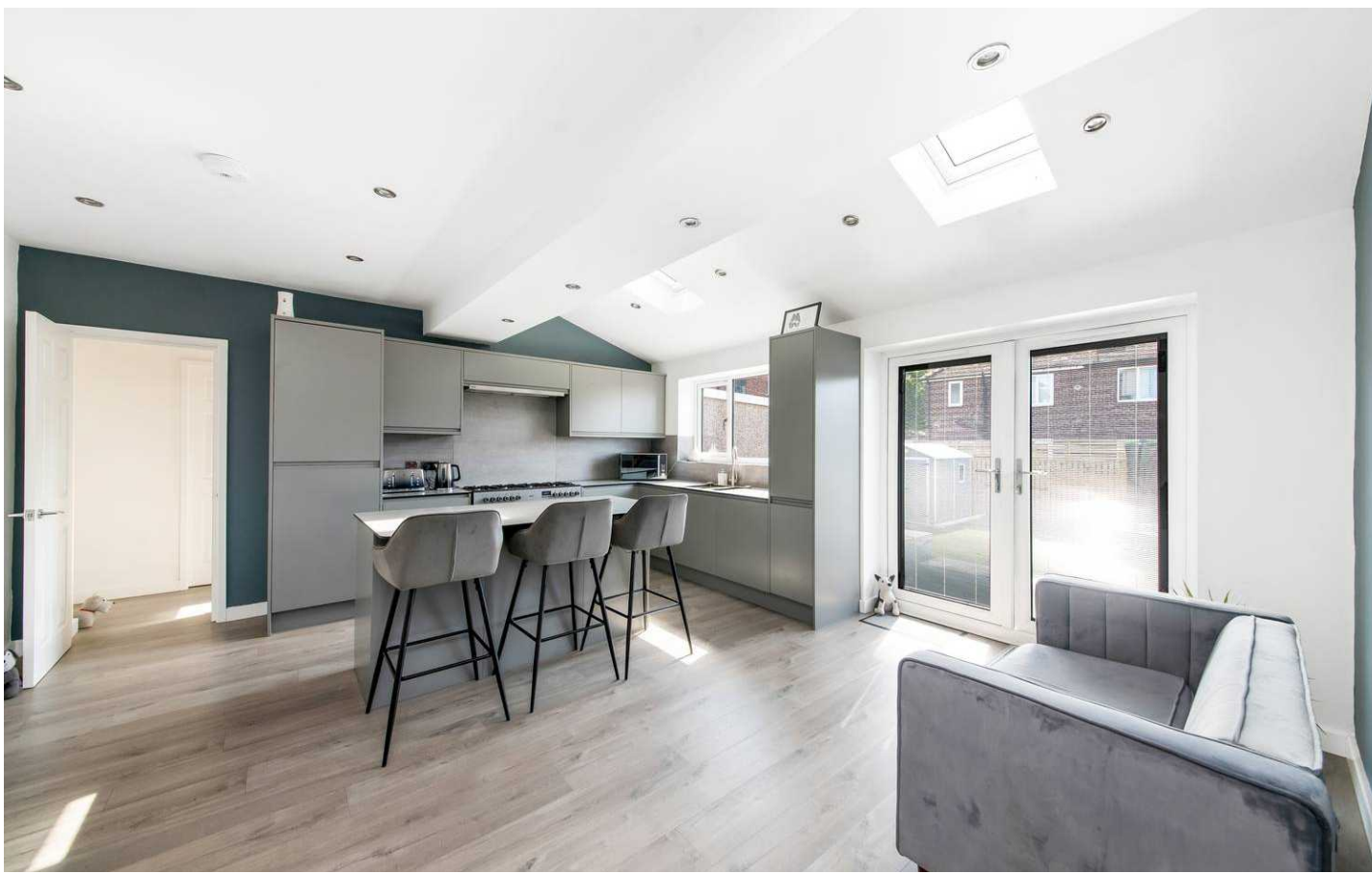
ENTRANCE HALL

Enter into the property through a double-glazed, composite front door with obscure glazed inserts, leaded detailing, and adjoining double-glazed windows. The entrance hall enjoys a great deal of natural light and features high-quality flooring, a ceiling light point, a radiator, a staircase with wooden banister which rises to the first floor, and multi-panel doors providing access to the lounge, open-plan dining kitchen and family room, and to a useful understairs cupboard. There is also a cloaks cupboard, ideal for shoes and coats, with high-gloss cupboard fronts and a cupboard above.

LOUNGE

The lounge is a generously proportioned, light and airy reception room, which features a double-glazed bay window to the front elevation, decorative coving to the ceiling, a central ceiling light point, a radiator, and the focal point of the room is the wall-mounted, electric fireplace with marble inset and hearth and with decorative shelving to either side of the chimney breast.





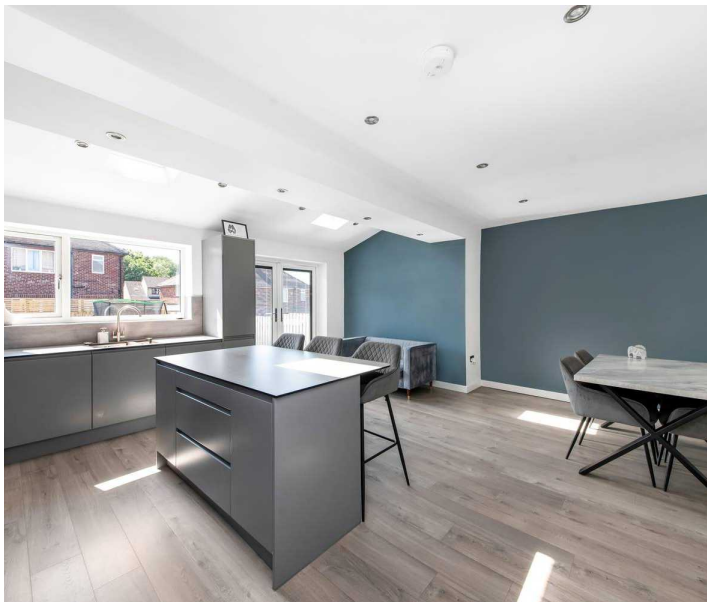
OPEN-PLAN DINING KITCHEN AND FAMILY ROOM

This space enjoys a great deal of natural light courtesy of a bank of double-glazed windows and the double-glazed French doors with integral blinds to the rear elevation. The attractive, high quality flooring continues through from the entrance hall, and there is inset spotlighting to the ceiling, a radiator, a multi-panel door providing access to the inner hallway, and two double-glazed skylight windows.

The kitchen features a range of fitted wall and base units with handleless cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half-bowl inset sink unit with bevelled drainer and brushed chrome mixer tap over. The kitchen is equipped with high quality built-in appliances, including a fridge and freezer unit and a dishwasher, plus space for an 8-ring range cooker with integrated cooker hood over. There are corner carousel units, soft-closing doors and drawers, under-unit lighting, and the focal point of the kitchen is the breakfast island with handleless cupboards beneath and ample space for informal dining.

INNER HALLWAY

The inner hallway features high quality flooring, inset spotlighting to the ceiling, and multi-panel doors providing access to the integral garage, downstairs w.c., and utility room.



DOWNSTAIRS W.C.

The w.c. features a modern, white, two-piece suite comprising of a low-level w.c. with push-button flush and a pedestal wash hand basin with chrome Monobloc mixer tap. There is inset spotlighting to the ceiling on a remote sensor, a chrome ladder-style radiator, and an extractor fan.

UTILITY ROOM

The utility room enjoys a great deal of natural light courtesy of a double-glazed skylight window and a double-glazed composite door with integral blind which also seamlessly leads out to the rear gardens. There is high quality flooring, a wall light point, an extractor fan, and plumbing and provisions for an automatic washing machine, as well as space for a tallstanding fridge freezer unit and a tumble dryer. The utility room also houses the property's wall-mounted combination boiler.

INTEGRAL GARAGE

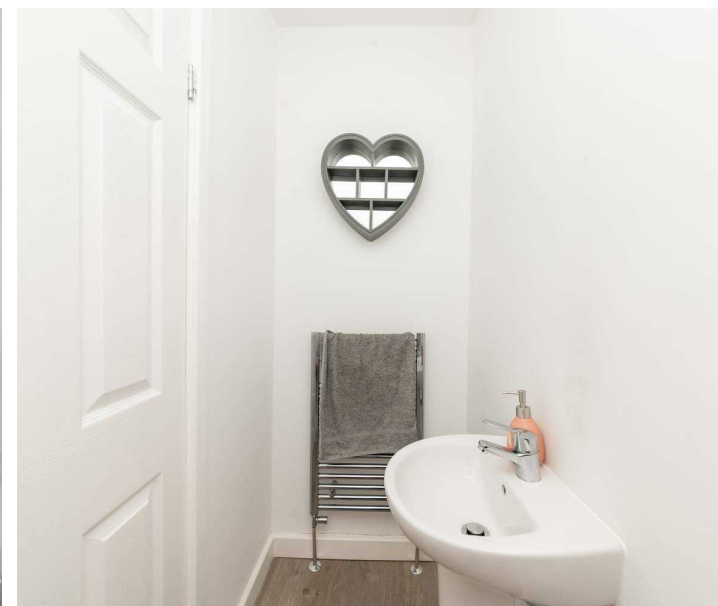
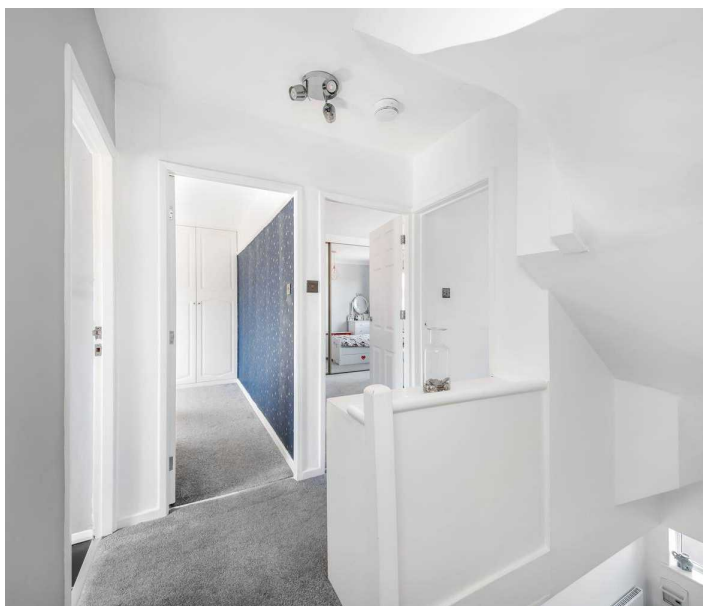
The garage features an electric roller shutter door, lighting and power in situ, a cold water tap, and a door which provides access to a useful understairs storage area.

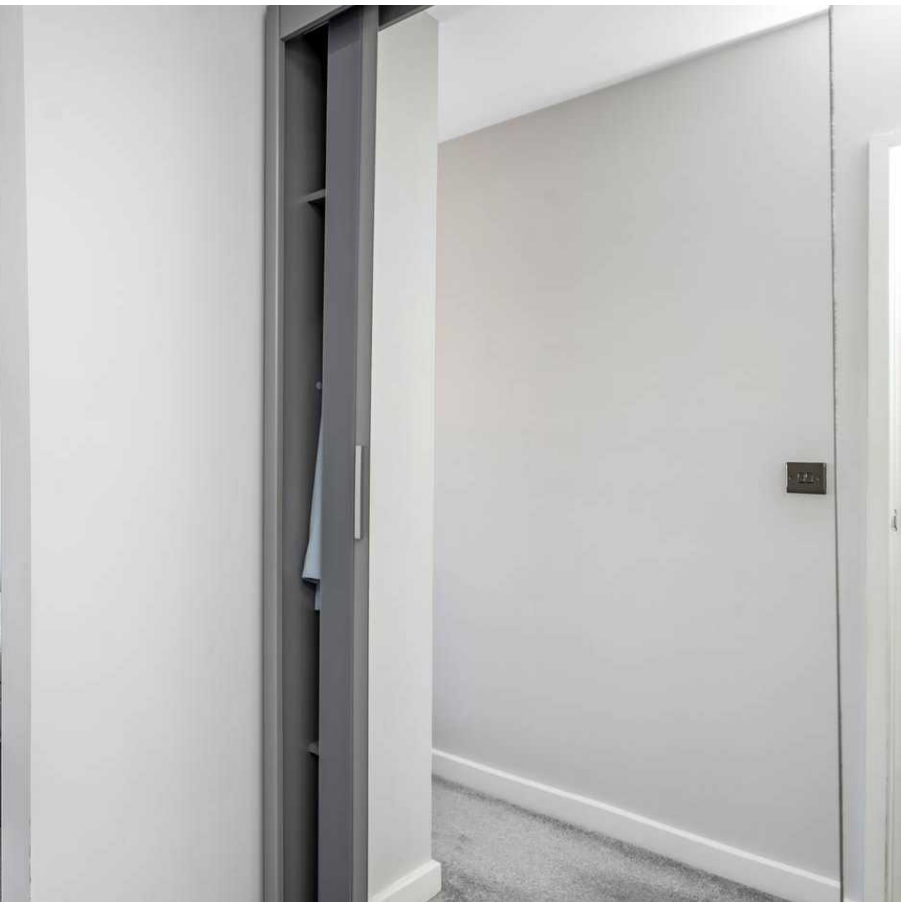


FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing. There are doors providing access to the well-proportioned bedrooms and the house bathroom, and there is a ceiling light point and a fitted cupboard for additional storage over the stairwell head.





BEDROOM ONE

Bedroom one is separated into two areas; with the bedroom area boasting ample space for a double bed and freestanding furniture. There is a central ceiling light point, a radiator, and a double-glazed window to the front elevation. The bedroom area then leads into the dressing area, which has space for either fitted or freestanding furniture and currently features inset spotlighting to the ceiling and a multi-panel door leading into the en-suite shower room.

BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite features a modern, white, three-piece suite comprising of a fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, a pedestal wash hand basin with chrome Monobloc mixer tap, and a low-level w.c. with push-button flush. There is tiling to the walls and floors, inset spotlighting to the ceiling, a chrome ladder-style radiator, a double-glazed window with obscure glass to the rear elevation, and an extractor fan.

BEDROOM TWO

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, decorative coving to the ceiling, a radiator, and a ceiling light point. The room is furnished with floor-to-ceiling fitted wardrobes with hanging rails, shelving and sliding mirrored doors.

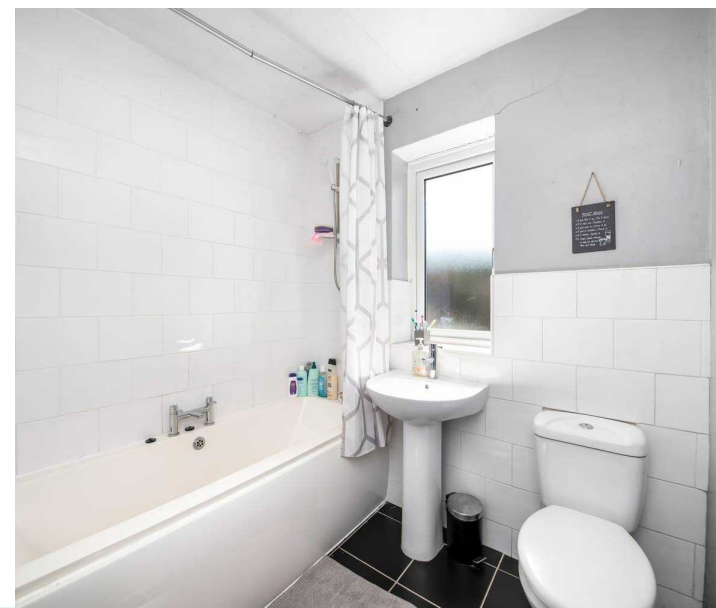


BEDROOM THREE

Bedroom three is another light and airy double bedroom with ample space for freestanding furniture. The room features a decorative picture rail, a ceiling light point, a radiator, and a double-glazed bank of windows to the rear elevation which offer a fabulous open-aspect view over rooftops towards Storthes Hall. The room is equipped with floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ, and there is display shelving to the chimney breast.

HOUSE BATHROOM

The house bathroom features a white three-piece suite comprising of a double-ended panel bath with electric Triton shower over, a pedestal wash hand basin with chrome Monobloc mixer tap, and a low-level w.c. with push-button flush. There is tiled flooring and tiling to the splash areas, a central ceiling light point, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the rear elevation.





OFFICE LANDING

The office landing space is a versatile area which could be utilised as a study room, playroom or a nursery. It features a double-glazed window to the front elevation, a ceiling light point, a radiator, and a kite winding staircase which rises to the second floor.

BEDROOM FOUR

Bedroom four is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are double-glazed skylight windows, ample storage under the eaves, inset spotlighting to the ceiling, and a radiator.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway which provides off-street parking for multiple vehicles and leads to the integral single garage. Immediately to the front of the property is a door canopy with inset, remote sensor spotlighting.

REAR GARDEN

Externally to the rear, the gardens are sure to impress, comprising of a fabulous, two-tier, Indian stone flagged patio which offers an ideal space for al fresco dining and barbecuing. The rear garden is laid predominantly to lawn with raised flower bed and a flagged hard standing, ideal for a garden shed or summerhouse. There are part-fenced and part-walled boundaries, an external tap, and an external security light.



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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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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