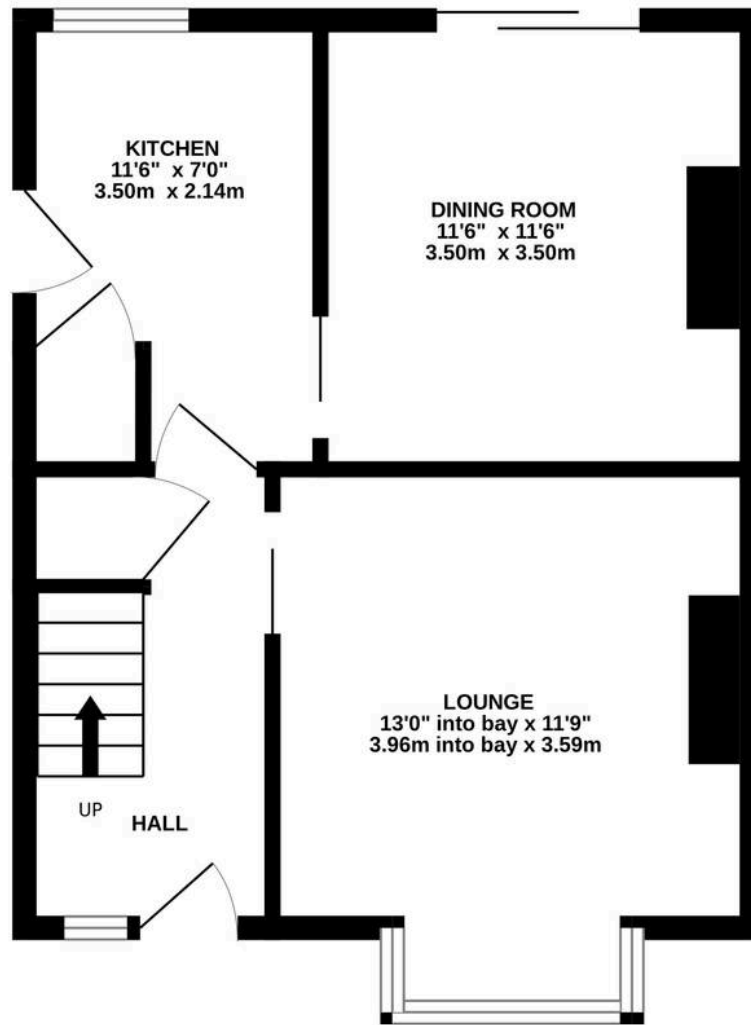




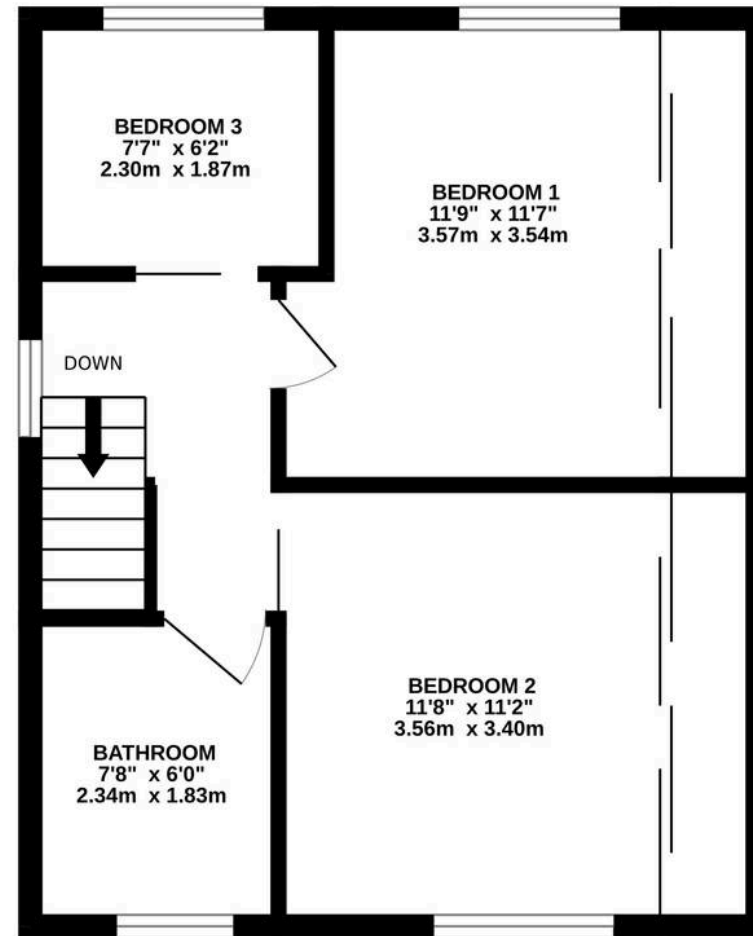
**32 Grosvenor Way, Lepton**  
Huddersfield, HD8 0HD

Offers in Region of **£200,000**

GROUND FLOOR



1ST FLOOR



GROSVENOR WAY

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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## 32 Grosvenor Way

Lepton, Huddersfield, HD8 0HD

A SEMI-DETACHED FAMILY HOME, LOCATED IN THE SOUGHT-AFTER VILLAGE OF LEPTON. OFFERED WITH NO ONWARD CHAIN, THE PROPERTY IS OFFERED AS A BLANK CANVAS TO THE PROSPECTIVE BUYER AND IS BRIMMING WITH OPPORTUNITY. SITUATED A SHORT DISTANCE FROM THE VILLAGE HIGH STREET, IN CATCHMENT FOR WELL-REGARDED SCHOOLING, AND IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS.

The accommodation briefly comprises of entrance hall, lounge, formal dining room/second reception room and kitchen to the ground floor. To the first floor, there are three bedrooms and the house bathroom. Externally, there is a driveway to the front which leads down the side of the property to a detached garage. The garden to the front is laid to lawn with flower and shrub beds. To the rear is an enclosed garden with flagged patio and lawn garden.

Tenure Freehold.

Council Tax Band C.

EPC Rating D.





## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double glazed, composite front door with obscure glazed inserts and leaded detailing into the entrance hall. There is an adjoining double glazed window to the front elevation with obscure glass, providing the entrance hall with a great deal of natural light. A staircase rises to the first floor with wooden banister and there is a ceiling light point, a radiator, a useful under stairs storage cupboard and doors then provide access to the lounge and the kitchen.

### LOUNGE

13' 0" x 11' 9" (3.96m x 3.58m)

As the photography suggests, the lounge is a generously proportioned, light and airy reception room, which features a double glazed bay window to the front elevation, a central ceiling light point and radiator. There is a recessed area, with space for an electric fireplace with terracotta tiled hearth and there are currently fitted wall display cabinets at either side of the chimney breast.



## KITCHEN

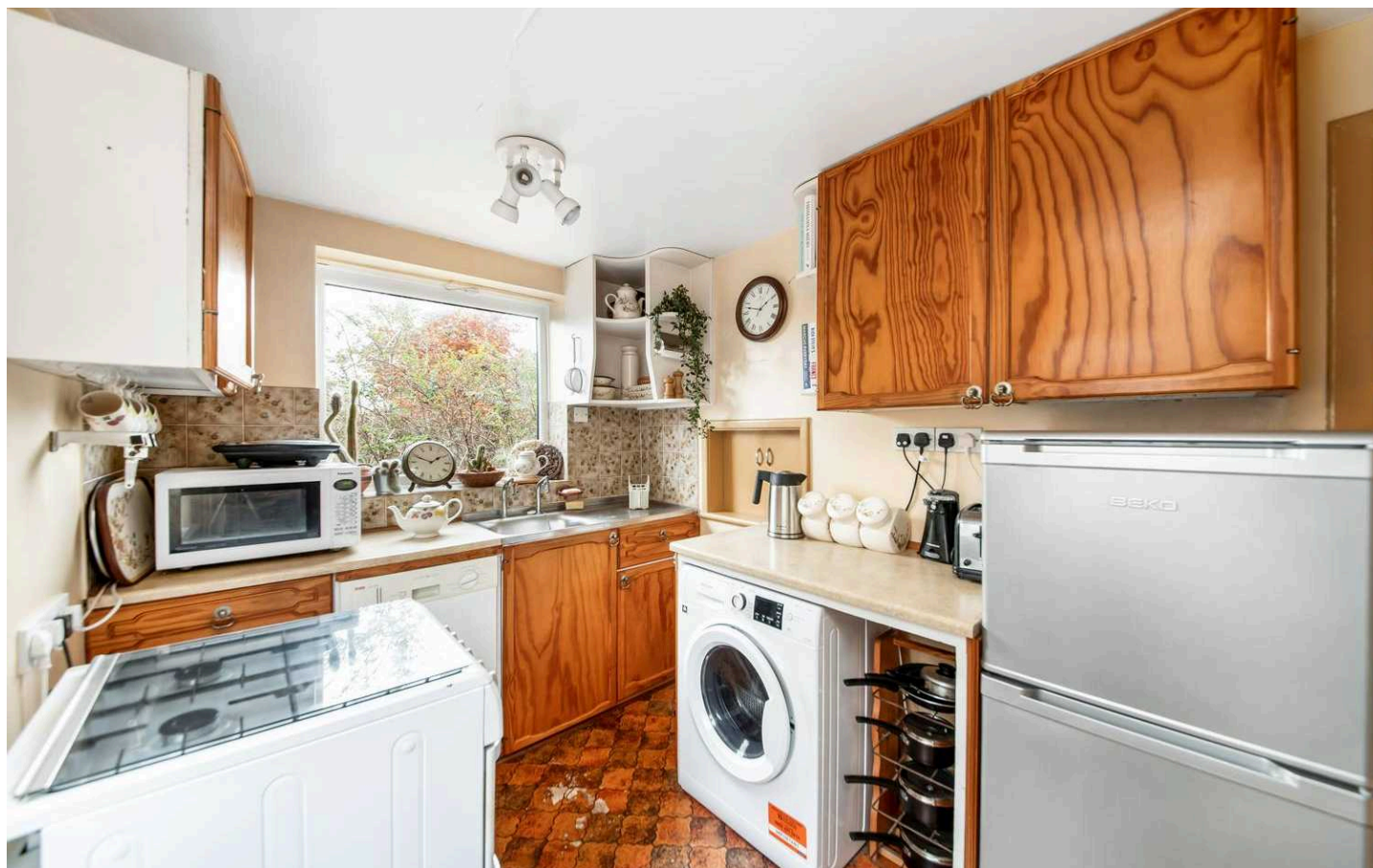
11' 6" x 7' 0" (3.51m x 2.13m)

The kitchen features a range of fitted wall and base units with shaker style cupboard fronts and with complimentary rolled edge worksurfaces over, which incorporate a single bowl stainless steel sink and drainer unit. There is tiling to the splash areas, a double glazed window to the rear elevation, a central ceiling light point and a serving hatch. The kitchen has a sliding door providing access to the formal dining room/second reception room, a useful under stairs pantry and a double glazed, composite door with obscure glazed inserts and leaded detailing to the side elevation. The kitchen features space for a tall standing fridge and freezer unit, a gas cooker point, plumbing and provisions for an automatic washing machine and a built in slim line dishwasher.

## FORMAL DINING ROOM

11' 6" x 11' 6" (3.51m x 3.51m)

The second reception room enjoys a great deal of natural light, which cascades through the double glazed sliding patio doors to the rear elevation. There is a ceiling light point, a radiator and the focal point of the room is the electric fire place with a timber mantle and surround. Recessed into the alcove is bespoke fitted shelving and the sliding patio doors provides seamless access to the rear gardens and patio.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the landing which features a double glazed window to the side elevation which has pleasant open aspect views over rooftops of the tree-lined backdrop. There is a ceiling light point, a loft hatch providing access to a useful attic space and doors providing access to three well proportioned bedrooms and the house bathroom.

### BEDROOM ONE

11' 9" x 11' 7" (3.58m x 3.53m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are wall-to-wall fitted wardrobes with sliding mirrored doors, hanging rails and shelving in situ, a ceiling light point, a radiator, and a bank of double-glazed windows to the front elevation.



### **BEDROOM TWO**

11' 8" x 11' 2" (3.56m x 3.40m)

Bedroom two is another generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, offering a fantastic open-aspect view over rooftops and across the valley. There are fitted wardrobes with sliding mirrored doors, hanging rails and shelving in situ, a ceiling light point, a fluorescent tube light point, and a radiator.

### **BEDROOM THREE**

7' 7" x 6' 2" (2.31m x 1.88m)

Bedroom three is situated to the rear of the property and can accommodate a single bed or be utilised as a home office/nursery. There is fitted shelving in situ, a double-glazed window to the rear elevation which takes full advantage of pleasant open-aspect views, a ceiling light point, and a radiator.

### **HOUSE BATHROOM**

7' 8" x 6' 0" (2.34m x 1.83m)

The house bathroom features a white three-piece suite comprising of an inset bath with cladded surround and thermostatic shower over, a low-level w.c. with concealed cistern, and a pedestal wash hand basin. There is wood panelling to the walls, a ceiling light point, a chrome ladder-style radiator, and a double-glazed window with obscure glass and tiled sill to the front elevation.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a driveway which provides off-street parking for multiple vehicles in tandem and leads down the side of the property to the detached garage. The garden to the front is laid predominantly to lawn with flower and shrub beds, and part-fence and part-wall boundaries. There is an external light to the side of the property and a gate to the bottom of the drive which encloses the rear garden.

### REAR GARDEN

Externally to the rear, the property features a lawn garden with a flagged patio area ideal for alfresco dining and barbecuing. There are well-stocked flower and shrub beds, fenced boundaries, and a hard standing to the rear of the garage with space for a shed.

### GARAGE

Single Garage

The garage (18'0" x 8'0") features twin opening timber doors, lighting and power in situ, and banks of windows to the side and rear elevations.









## **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.**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.**

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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.

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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



## Simon Blyth Estate Agents

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