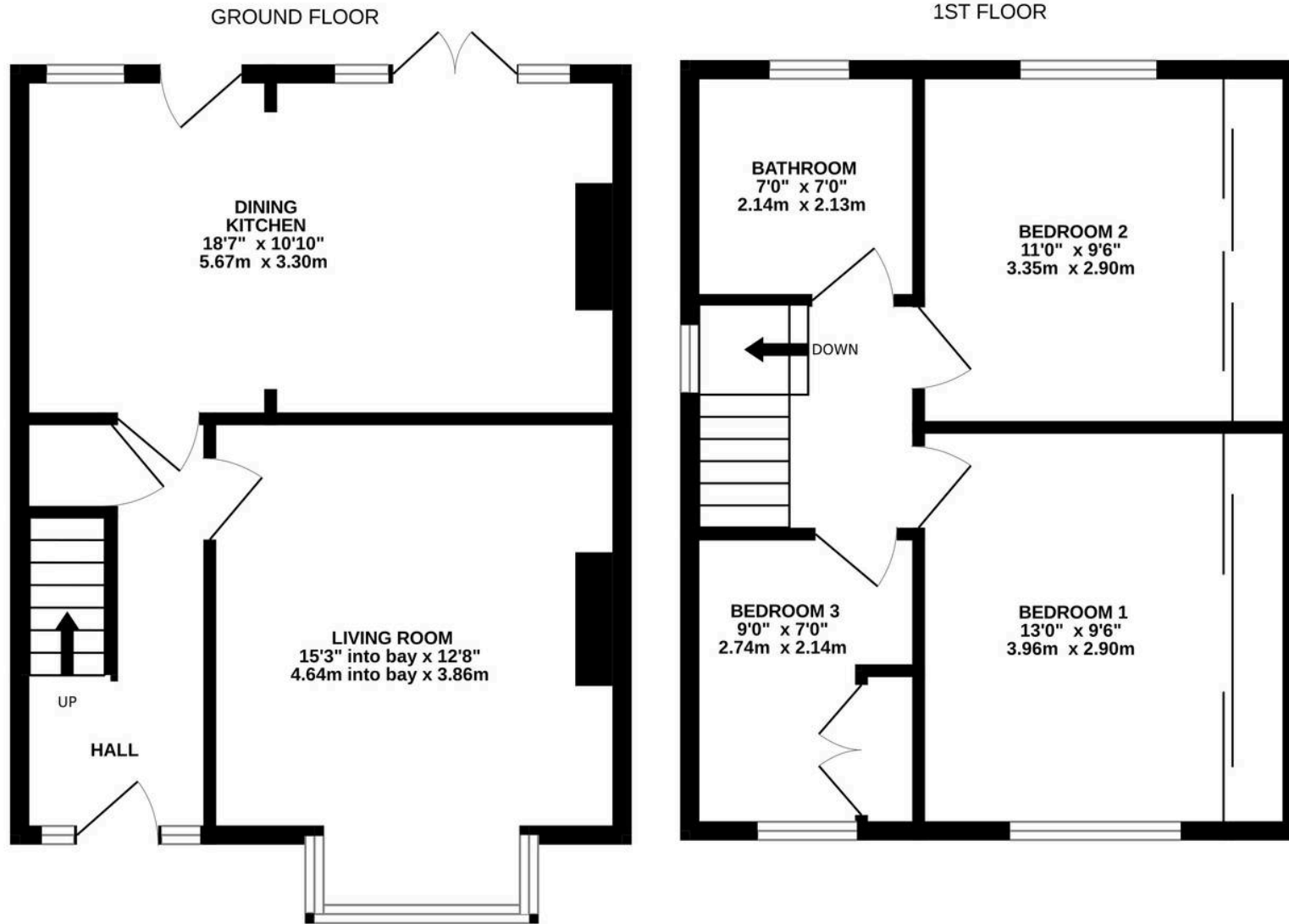




4 Woodlands Avenue, Lepton
Huddersfield, HD8 0HZ

Offers in Region of **£240,000**



WOODLANDS AVENUE

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.
Made with Metropix ©2024



4 Woodlands Avenue

Lepton, Huddersfield, HD8 0HZ

A WELL PRESENTED, SEMI-DETACHED FAMILY HOME, SITUATED IN THE POPULAR VILLAGE OF LEPTON. 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 PROPERTY BENEFITS FROM OPEN-PLAN DINING-KITCHEN, DRIVEWAY AND A DETACHED GARAGE.

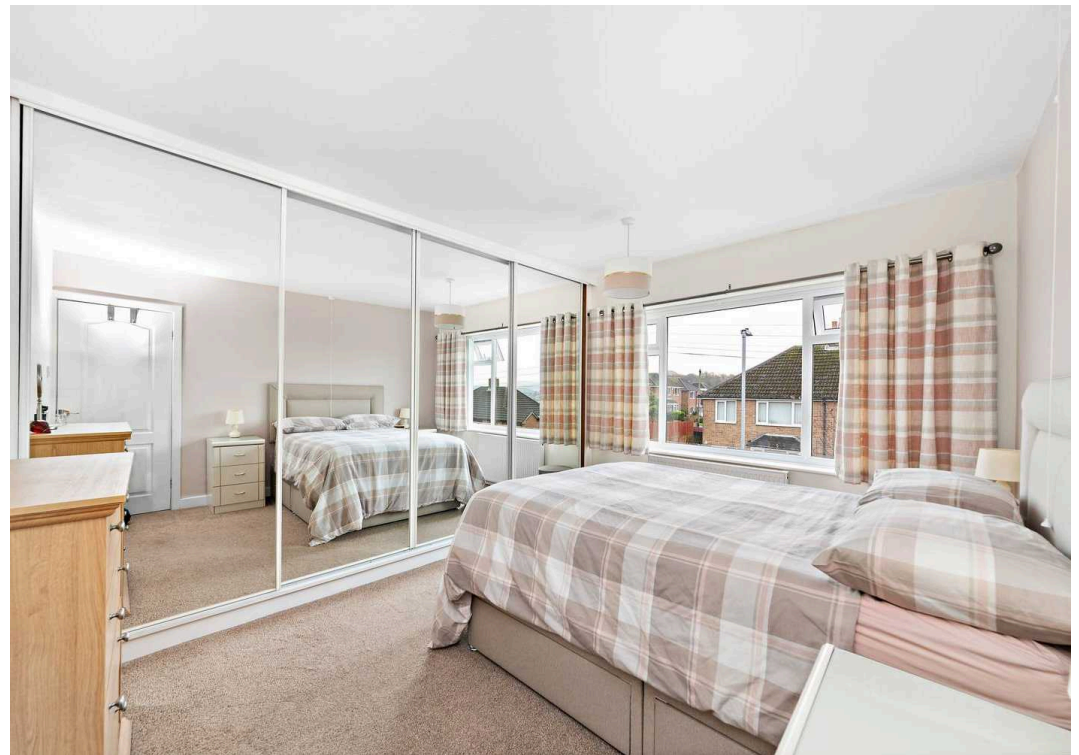
The property accommodation briefly comprises of entrance hall, lounge and open-plan dining-kitchen to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally there is a block paved driveway to the front which leads down the side of the property to a detached garage. The garden to the rear features a flagged patio area and a lawn garden with low maintenance gravelled beds and a further patio at the bottom of the garden for a shed.

Tenure Freehold.

Council Tax Band C.

EPC Rating D.







GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double glazed, PVC front door with obscure glazed inserts and leaded detailing into the entrance hall. There are adjoining double glazed windows to either side of the front door with obscure glass, which provides the hallway with a great deal of natural light. The entrance hall features a staircase rising to the first floor with wooden bannister and spindle balustrade, with a useful under stairs storage cupboard. There is a ceiling light point, a radiator and multi-panelled doors provide access to the open-plan dining kitchen room and lounge.

LOUNGE

As the photography suggests, the lounge is a generously proportioned reception room, which enjoys a great deal of natural light, cascading through the double glazed bay window to the front elevation. The room is finished with a neutral décor and features a wall light point, a radiator and the focal point of the room is the wall mounted, electric, remote controlled fire place. There are three wall light points, a television point and telephone points.

OPEN-PLAN DINING KITCHEN

The open-plan dining kitchen room features both a double glazed stable style door with obscure glazed inserts and adjoining window to the rear elevation and a bank of double glazed French doors, again with adjoining windows at either side, providing access to the gardens. There are two ceiling light points and two radiators. The kitchen area features a wide range of fitted wall and base units with shaker style cupboard fronts and with complimentary rolled edge work surfaces over, which incorporate a single bowl Blanco stainless steel sink and drainer unit with chrome mixer tap. The kitchen is well equipped with built in appliances which includes a four ring gas hob with stainless steel splash back and integrated cooker hood over and a built in double oven. There is a shoulder level microwave combination oven, a integrated dishwasher and an undercounter fridge and undercounter freezer unit. The kitchen area features LVT flooring and a breakfast peninsula with helmet inset spotlighting which has cupboards beneath. The kitchen area then seamlessly leads into the dining area, which features laminate flooring and two banks of fitted wall and base units recessed into either side of the chimney breast, one with glazed display cabinets with internal spotlighting and draw units beneath.





FIRST FLOOR

FIRST FLOOR LANDING

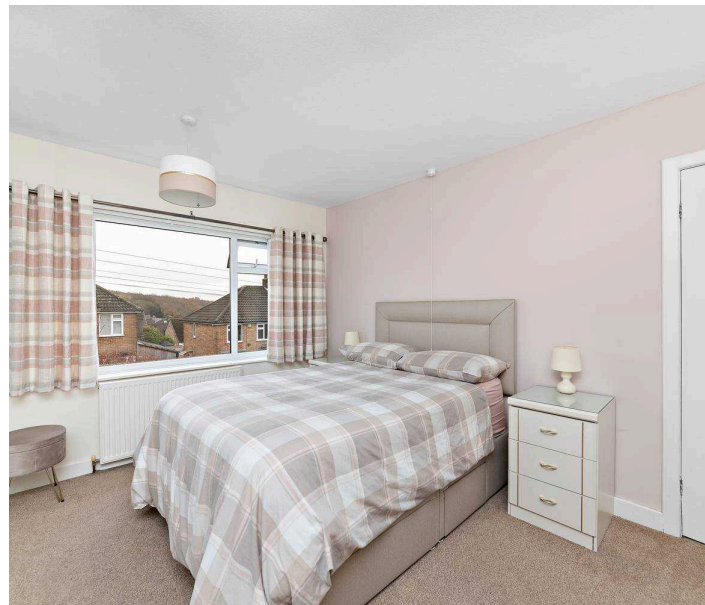
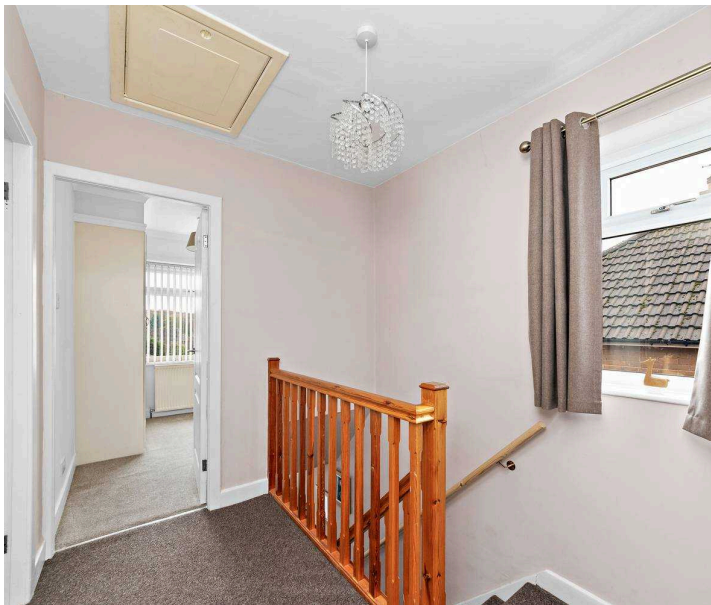
Taking the staircase to the first floor, you reach the landing, which has a double glazed window to the side elevation which has pleasant far reaching views over rooftops across the valley. There are multi-panelled doors providing access to three bedrooms and the house bathroom. There is a ceiling light point and a loft hatch which provides access to a useful attic space.

BEDROOM ONE

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

BEDROOM TWO

Bedroom two is a double bedroom, which benefits from a bank of fitted wardrobes with sliding part-mirrored doors, which has hanging rails and shelving in situ. There is a ceiling light point, a radiator and a bank of double glazed windows to the rear elevation, which has a pleasant view across the properties gardens.

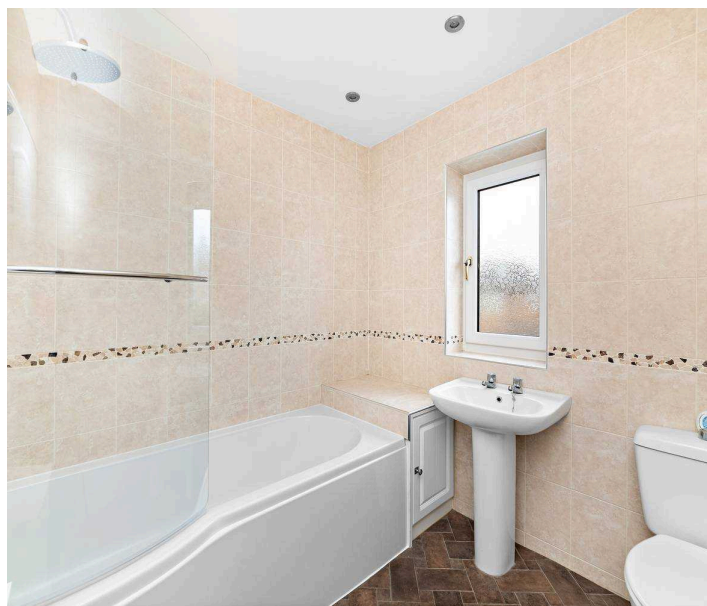


BEDROOM THREE

Bedroom three can be utilised as a bedroom, home office or nursery. It features decorative coving to the ceilings, a ceiling light point, a radiator and a bank of double glazed windows and a double glazed window to the front elevation. There is a built in shelf with display shelving over the bulkhead and a built in wardrobe with draw units beneath.

HOUSE BATHROOM

The bathroom features a white three piece suite comprising of a low level WC with push button flush, pedestal wash hand basin and a p-shaped panelled bath with thermostatic shower over, with rainfall shower head and separate hand held attachment. There is a glazed shower guard, attractive tiled walls, inset spotlighting to the ceilings and a double glazed window to the rear elevation with obscure glazed insert.





EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a block paved drive way providing off-street parking for multiple vehicles. There is a front patio with steps leading to the front door, with an external light. The block paved drive way continues down the side of the property to the detached garage. There is external lighting to the side elevation, following the drive way you reach the rear garden.

REAR GARDEN

Externally to the rear, the property benefits from a flagged patio area, an ideal space for sitting out and enjoying the afternoon and evening sun. There is an external light and external tap. The patio area then leads to a lawn area, with low maintenance gravel beds. At the bottom of the garden is a further flagged patio area, ideal for alfresco dining and barbecuing.

GARAGE

The garage features a up and over door, there is lighting and power in situ, a bank of widows to the side elevation and a pedestrian access door to the side elevation. The garage benefits from plumbing and provisions for an automatic washing machine and the space is utilised as a workshop/utility room with a tumble dryer, chest freezer and an additional fridge.





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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

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/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000