

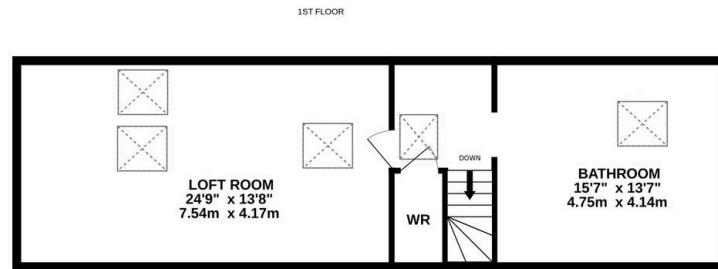
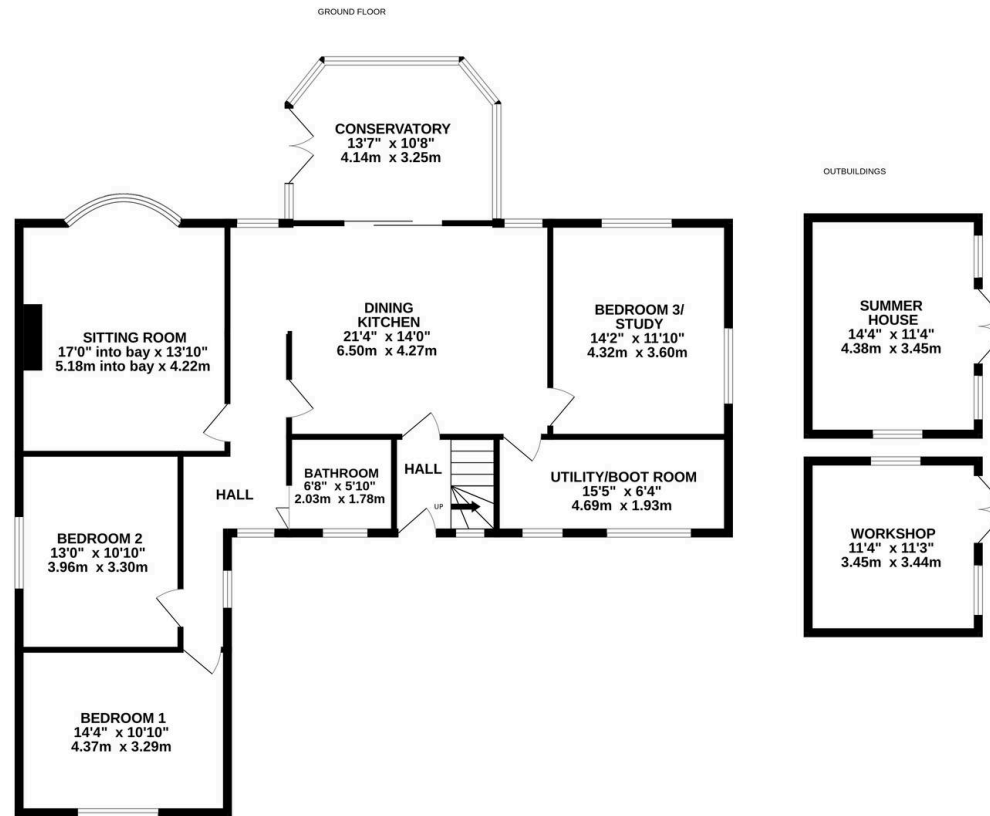
**Simon Blyth**  
ESTATE AGENTS



## Healey House, Highgate Lane, Lepton

Huddersfield, HD8 0HA

Offers in Region of **£545,000**



HIGHGATE LANE

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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## Healey House, Highgate Lane

Lepton, Huddersfield, HD8 0HA

OCCUPYING A PARTICULARLY IMPRESSIVE AND PRIVATE POSITION, IS THIS STONE BUILT, DETACHED BUNGALOW OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS TWO FLOORS. BOASTING PANORAMIC VIEWS ACROSS THE WOODSOME VALLEY TO THE REAR, AND SITUATED IN THE POPULAR VILLAGE OF LEPTON. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The accommodation briefly comprises of entrance hall, open-plan dining-kitchen, utility/boot room, conservatory, inner hallway, lounge, three double bedrooms and the house bathroom. To the first floor is a multi-purpose attic room and a luxury family bathroom. Externally, The property is enclosed with drystone wall boundaries. There is a driveway providing off street parking for multiple vehicles and leading to a car port. Having gardens to four sides, the front garden is laid predominately to lawn with mature borders. To the rear is a flagged patio area and a further lawn garden which takes advantage of wide ranging views.

Tenure Freehold.

Council Tax Band D.

EPC Rating D.



## GROUND FLOOR

### ENTRANCE HALL

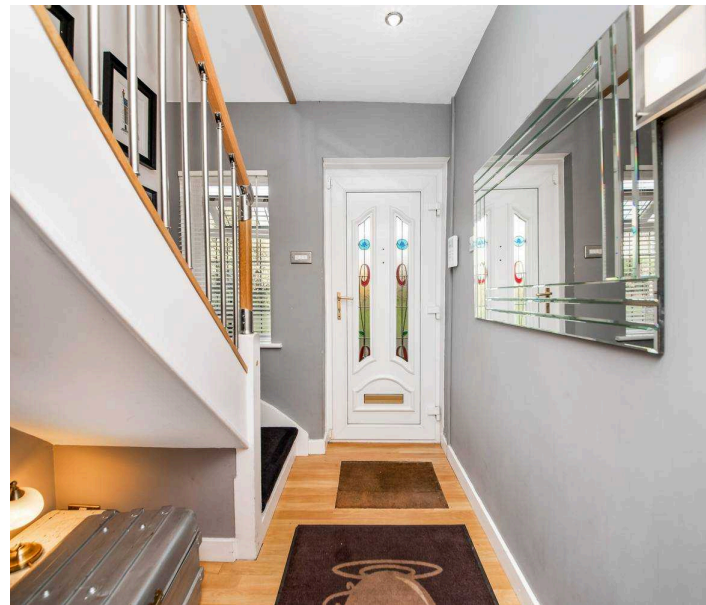
6' 10" x 6' 5" (2.08m x 1.96m)

Enter into the property through a double-glazed PVC front door with obscure and stained glass inserts. The entrance hall features a kite winding staircase with oak banister and brushed chrome balustrade proceeding to the first floor, inset spotlighting to the ceiling, a wall light point, a double-glazed window with leaded detailing to the front elevation, and a multi-panel oak and glazed door which proceeds into the open-plan dining kitchen.

### OPEN-PLAN DINING KITCHEN

21' 4" x 14' 0" (6.50m x 4.27m)

The dining kitchen features oak flooring and enjoys a great deal of natural light through double-glazed windows to the rear elevation and sliding patio doors through to the conservatory. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and rolled-edge work surfaces over, which incorporate a single-bowl, ceramic sink and drainer with chrome mixer tap. There are integrated appliances including a four-ring ceramic AEG induction hob with cooker hood over, a matching AEG double oven, a shoulder-level microwave oven, and a dishwasher. There is tiling to splash areas, under-unit lighting, soft-closing doors and the focal point is the fabulous freestanding breakfast island with granite top and fixed frame cupboards and drawers beneath. The dining area features inset spotlighting to the ceiling, a wall light point, two cast-iron column radiators, and a multi-panel oak and glazed door leading to the inner hallway.





#### **INNER HALLWAY**

13' 0" x 7' 0" (3.96m x 2.13m)

The inner hallway features oak doors providing access to two double bedrooms, a multi-panel oak and glazed door leading into the lounge, and a concertina multi-panel proceeding into the ground floor bathroom. There is a ceiling light point and dual-aspect windows with leaded detailing to the front and side elevations.

#### **LOUNGE**

17' 0" x 13' 10" (5.18m x 4.22m)

The lounge is a light and airy reception room which benefits from dual-aspect windows, including a bay window with leaded detailing, which takes full advantage of open-aspect views across the gardens and the valley beyond. There is decorative coving to the ceiling, a central ceiling light point, and the focal point of the room is the cast-iron clearview Portway multi-fuel stove with attractive limestone inset and hearth and inset spotlighting.

### **BEDROOM ONE**

14' 4" x 10' 10" (4.37m x 3.30m)

Bedroom one can accommodate a double bed with ample space for freestanding furniture. There is attractive flooring, a central ceiling light point, a bank of double-glazed mullioned windows with leaded detailing to the front elevation, and a radiator.

### **BEDROOM TWO**

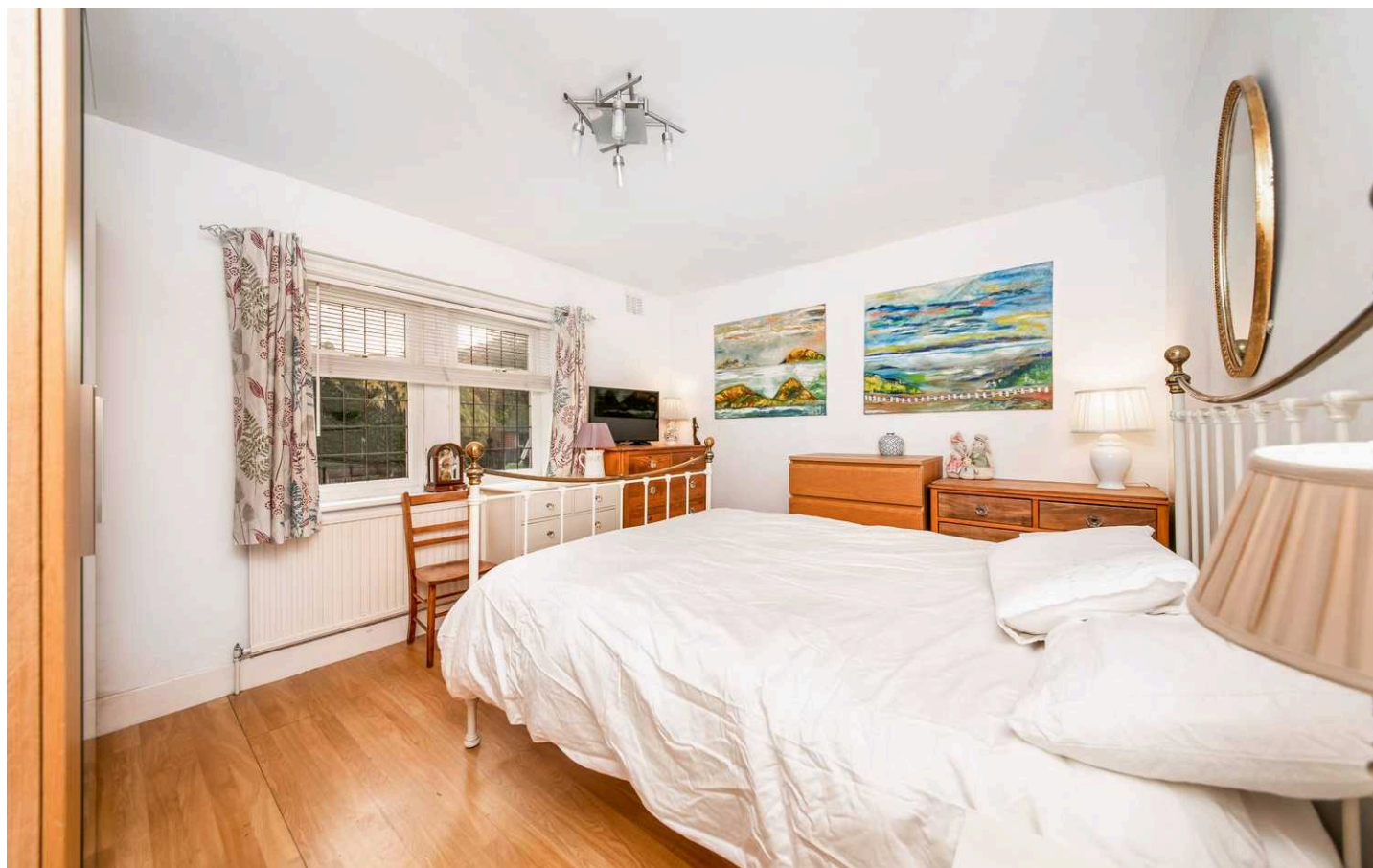
13' 0" x 10' 10" (3.96m x 3.30m)

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There is a radiator, a central ceiling light point, a bank of double-glazed mullioned windows with leaded detailing to the side elevation, and a loft hatch providing access to a useful attic space.

### **BEDROOM THREE / HOME OFFICE**

14' 2" x 11' 10" (4.32m x 3.61m)

This well-proportioned double bedroom is currently utilised as a home office/music room. It benefits from dual-aspect banks of mullioned windows to both the side and rear elevations, and takes full advantage of the panoramic views across the valley. There is part-carpeted and part-oak flooring, a central ceiling light point, a radiator, and a freestanding cast-iron Clearview multi-fuel stove set upon a raised hearth.





### **UTILITY / BOOT ROOM**

15' 5" x 6' 4" (4.70m x 1.93m)

The utility / boot room benefits from a wealth of storage with fitted tall-standing units and a base cabinet with work surface over, which also incorporates a single-bowl stainless steel sink and drainer unit with chrome mixer tap. There is space for four under-counter appliances, with plumbing and provisions for two automatic washing machines, a tumble dryer, and fridge/freezer unit. There is a bank of double-glazed mullioned windows and a further double-glazed window to the rear elevation, three ceiling light points, a radiator, and this space houses the wall-mounted combination boiler.

### **CONSERVATORY**

10' 8" x 13' 7" (3.25m x 4.14m)

The conservatory enjoys a fantastic open-aspect view across the property's gardens and beyond. There is tiled flooring, double-glazed French doors leading out to the patio, a glazed roof structure with part stained glass inserts on display, and banks of double-glazed windows with leaded detailing to both side elevations and the rear.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which features a double-glazed skylight window with integrated blind and underfloor heating throughout. The landing could be utilised as a study area with inset spotlighting to the ceiling, high-quality laminate flooring, and oak doors leading into a luxury bathroom, an occasional bedroom / attic room, and a fitted wardrobe / storage cupboard.

### OCCASIONAL BEDROOM / ATTIC ROOM

24' 9" x 13' 8" (7.54m x 4.17m)

This spacious, light and airy room can be utilised in a variety of ways. There are three double-glazed skylight windows, providing panoramic views across the valley, inset spotlighting under the eaves, and two ceiling light points.

### HOUSE BATHROOM

15' 7" x 13' 7" (4.75m x 4.14m)

The house bathroom features a luxury, white, three-piece suite comprising of a freestanding, double-ended, roll top bath with floor-mounted chrome mixer tap and showerhead attachment, a low-level w.c. with concealed cistern and push-button flush, and a broad wash hand basin set upon a bespoke oak vanity cupboard with wall-mounted mixer tap and mosaic tiled splashback. There is attractive flooring, three ceiling light points, an extractor fan, and a double-glazed skylight window.







## EXTERNAL

### FRONT GARDEN

Externally, you approach the property through a pillared driveway which provides off street parking for multiple vehicles and leads to the car port to the side. The front garden is laid predominately to lawn with mature and well stocked flower and shrub beds. With ample space for raised beds, a vegetable plot or a patio/decking area.

### REAR GARDEN

To the rear and side of the property is a superb, enclosed, south facing, garden space which features a flagged patio area ideal for alfresco dining and a lawn garden. There is a multi-purpose workshop/studio which could be utilised as a garden office or hobby room. There is a summer house for shelter and entertaining. The gardens take advantage of pleasant open aspect views across the Woodsome valley to the rear.





**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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**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.**

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**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

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