



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Wakefield Road  
Lepton, Huddersfield



## Wakefield Road

Lepton, Huddersfield

Offers In Region Of £430,000

RARELY DO PROPERTIES OF THIS QUALITY COME TO THE MARKET, OFFERING A MIX OF TRADITIONAL CHARACTERFUL FEATURES BLENDED WITH CONTEMPORARY TOUCHES AND SPACIOUS ACCOMMODATION THROUGHOUT. COMPRISING DINING KITCHEN WITH SEPARATE UTILITY ROOM, CHARMING SITTING ROOM WITH FEATURE STOVE FIREPLACE, DINING ROOM AND 4 DOUBLE BEDROOMS, ONE WITH ENSUITE FACILITIES AND SEPARATE BATHROOM.

## **PORCH**

Facing Wakefield Road, accessed through a pedestrian gate, the porch is a great station to dedoak before entering into the main property. With quality laminate hard wearing flooring, the porch is an attractive welcome into the home, shielded via the established hedging to the front elevation.

## **SITTING ROOM**

A charming room with a wealth of traditional touches which includes beamed architecture, brick fireplace and column and quaint window seat. The sitting room is, as the floorplan shows, of generous proportions and has ample space for comfortable seating in front of the brick and timber chimney breast which houses the gas effect stove fireplace. Classical lighting from Laura Ashley adds to the character feel in this inviting room which has internal French doors which lead to the snug reception. A staircase rises to the first floor, with a further door which leads to the porch which faces Wakefield Road.

## **DINING KITCHEN**

This attractive country style kitchen with mock beamed architecture has a range of cream painted wall and base cabinets. A range of integrated appliances include a double oven, Neff gas hob with extractor over, an integrated fridge/freezer and a Neff dishwasher. Finishing touches include the solid wood worktops and porcelain sink with swan neck tap. There is ample space for a family dining table whilst French doors take you to the garden, integrating the interior with the exterior perfectly.

## **SNUG RECEPTION/FORMAL DINING**

A light and sociable room which provides a versatile use in which it would make the most perfect formal dining room. The French doors which open onto the courtyard garden drench the room in natural ambience, and make this a wonderful space for entertaining. The elegant décor and Laura Ashley lighting combined with the exposed ceiling beams make this room into something truly special.

## **ENTRANCE HALL TO THE REAR**

The timber door opens into the entrance hallway which has a tiled ceramic floor which flows from the main entrance, into the utility and carries through to the dining kitchen. Space is available for hanging coats and storing shoes.

## **UTILITY ROOM**

A great addition for a large family property, the utility has a contemporary square sink, plumbing for a washing machine and a range of wall and base units providing storage. A door leads to the cloakroom at the rear.



### **GROUND FLOOR CLOAKROOM**

Positioned beyond the utility room, the ground floor cloakroom is arranged with a corner wash basin and low level w.c.

### **MASTER BEDROOM**

Presented with elegant flair, this gorgeous king bedroom has a 'boudoir' feel and is spacious enough to house lots of free-standing furniture in addition to the step in wardrobe with automatic lighting. A door leads to the en-suite which is furnished with a shower cubicle with T-Bar fixed and free shower heads, wall hung washbasin and low level w.c.

### **BEDROOM TWO**

The second bedroom is also beautifully presented with a striking flamingo feature wall and built-in hanging space. Situated at the front of the property, the deep-silled window with its window-seat allow the picturesque views over the rooftops, hills and woods to be enjoyed from this delightful room.

### **BEDROOM THREE**

This L-shaped double bedroom is stylishly presented with a handsome feature wall adding personality. Easily housing a double bed, and enjoying the aforementioned views, this room also has a window seat perfect for curling up with a coffee and a good book.

### **BEDROOM FOUR**

The fourth bedroom is a small double or incredibly generous single and has additional space for storage. Alternatively this pleasant room could be used as a home office or study.

### **HOUSE BATHROOM**

A stunning 4 piece bathroom having a chunky-styled bath, wash basing seated in a vanity unit, low flush W.C. and corner shower unit. Crisp and fresh, this is a relaxing haven in which to unwind.

### **EXTERIOR**

A paved area leads to the front door and runs along the front of the property, which is screened by mature shrubs and hedges to maintain privacy. To the side of the property there is a lawned area which in turn leads to the courtyard parking area, sunny patio and a further lawn to the side of the property.

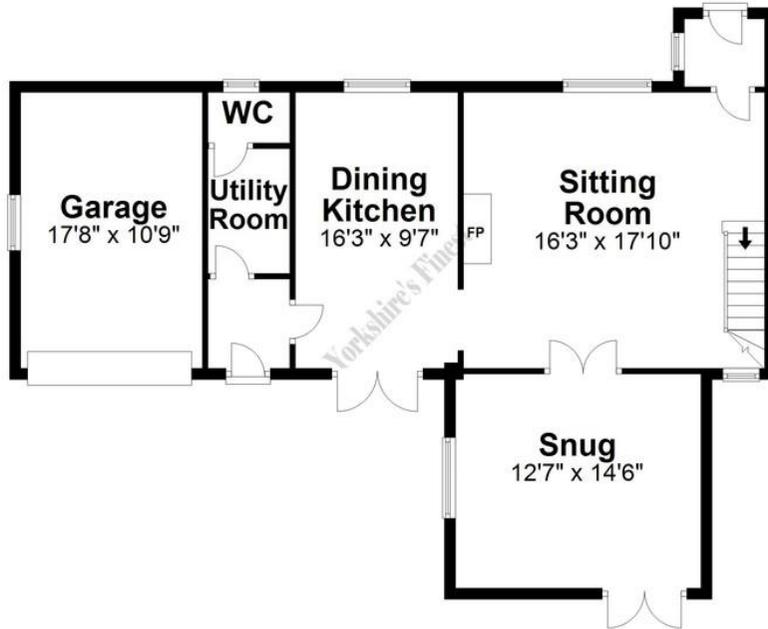
The herringbone block paved area which is enclosed by an impressive pair of gates provides off road parking for 3 cars, and leads to the single garage. The preferred main entrance to the property, accessed via Pond Lane which is a great location enjoyed by ramblers, horse riders and dog walkers.

In close proximity sits a local garage which provides all essential needs for a family on a daily basis.





**Ground Floor**  
Approx. 921.7 sq. feet



**First Floor**  
Approx. 659.3 sq. feet



Total area: approx. 1581.0 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors  
Plan produced using PlanUp.

**Wakefield Road, Lepton, Huddersfield**





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: **01484 432773** Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: **01484 432773** Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)