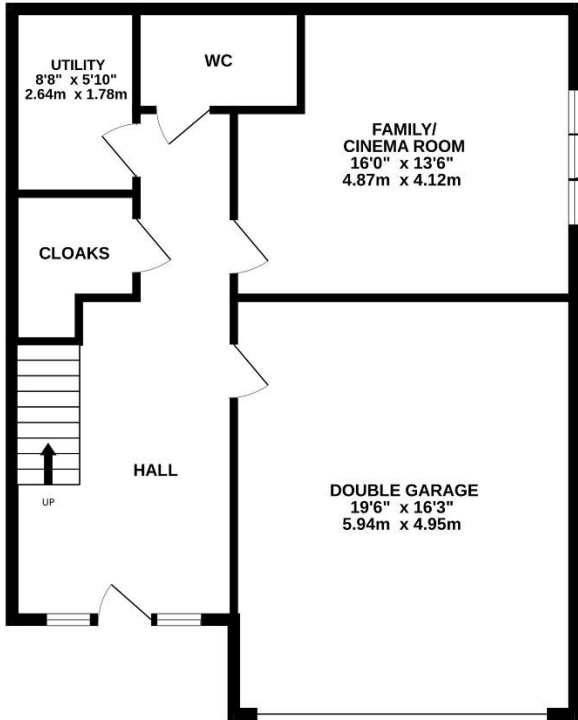


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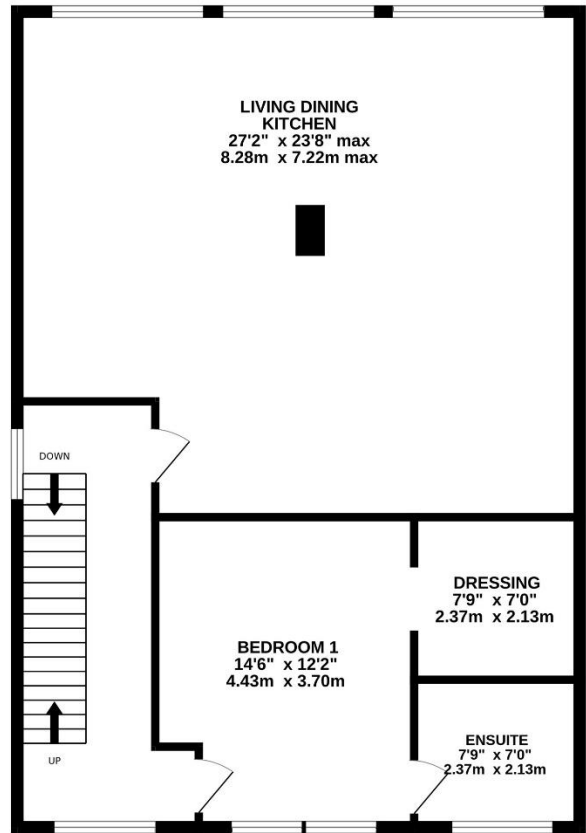


PLOT 1, HIGHGATE LANE, LEPTON, HUDDERSFIELD HD8 0HQ

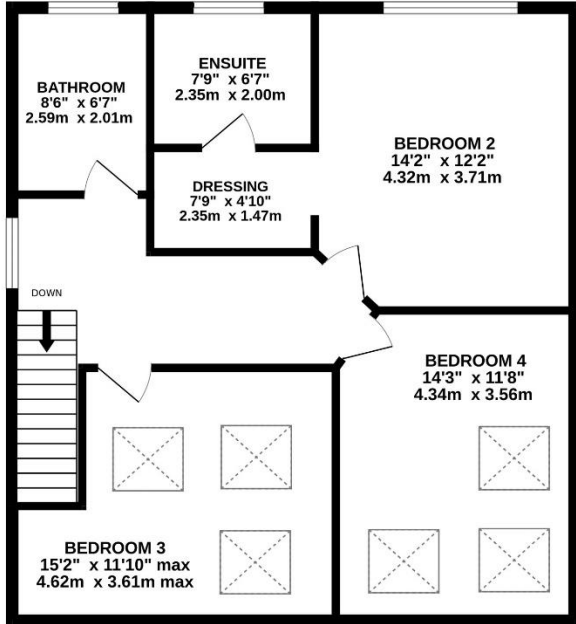
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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PROPERTY DESCRIPTION

DECEPTIVELY SPACIOUS FOUR DOUBLE BEDROOMED HOME WITH A STUNNING DINING LIVING KITCHEN GIVING AN OUTLOOK ONTO THE BACK GARDENS. WITH HUGE DINING / LIVING / KITCHEN MEASURING APPROXIMATELY 27'0" X 24'0". WITH A LOWER GROUND FLOOR FAMILY ROOM / CINEMA ROOM, A HUGE AMOUNT OF SPACE IS AVAILABLE HERE AND TWO OF THE DOUBLE BEDROOMS ARE SERVED BY EN-SUITES AND DRESSING ROOM. WITH A DOUBLE GARAGE AND SHARED DRIVE WITH ITS IMMEDIATE NEIGHBOUR THERE IS A LARGE AMOUNT OF PARKING, PLEASANT ENCLOSED LOW MAINTENANCE GARDENS TO THE REAR AND A VILLAGE LOCATION WITH THE USUAL AMENITIES NEARBY. BUILT TO A HIGH STANDARD AND FINISHED TO AN EXCEPTIONAL DEGREE OF STYLE THIS FAMILY HOME BEAUTIFULLY COMPRISES: - large entrance hall, cloak room, downstairs w.c., utility room, family room / cinema room, staircase to upper ground floor where to the rear there is a huge dining living kitchen with impressive sliding doors running the full width of the room opening out onto the enclosed gardens. Bedroom one with en-suite and dressing room is also on this level. Top floor three double bedrooms including bedroom two once again with en-suite and dressing room and house bathroom. Pleasant garden areas, delightful village location.

Offers Around £475,000

ENTRANCE HALL

Broad stone porch with stone flagged surface and stone walling gives shelter to the main entrance door. This has glazing to either side and the doorway leads through to the particularly impressive large entrance hallway. With inset spotlighting to the ceiling, impressive staircase and high-quality timber effect flooring, the hallway has a personal door to the property's garage, a large cloaks / store cupboard and a good sized downstairs w.c.

DOWNSTAIRS W.C.

Fitted with low level w.c. and wash hand basin. Inset spotlighting to the ceiling and extractor fan. Doorway also leads through to the utility room.

UTILITY ROOM

Measurements – 8'8" x 5'10"

With a work surface in a L shape style, large amount of working surfaces with plumbing for automatic washing machine, inset spotlighting to the ceiling and extractor fan.

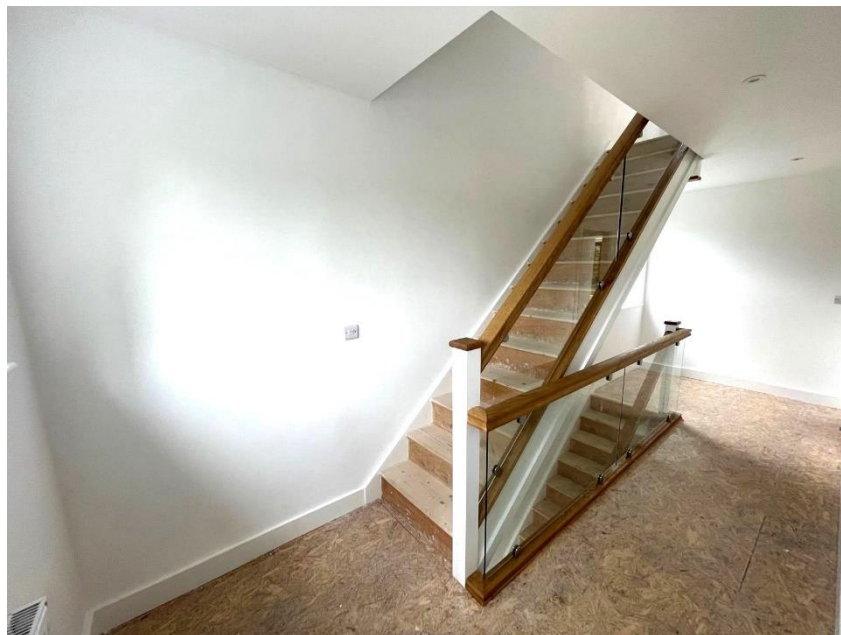
CINEMA ROOM / FAMILY ROOM

Measurements – 16'0" x 13'6"

A very versatile room with being of particularly good size it has spotlighting to the ceiling and a window to the side.

STAIRCASE TO UPPER GROUND LEVEL

The staircase raises up to the first / upper ground floor level. To the rear the property has direct access out to the gardens. This is courtesy of the huge bank of glazed windows leading from the dining / living kitchen.



DINING LIVING KITCHEN

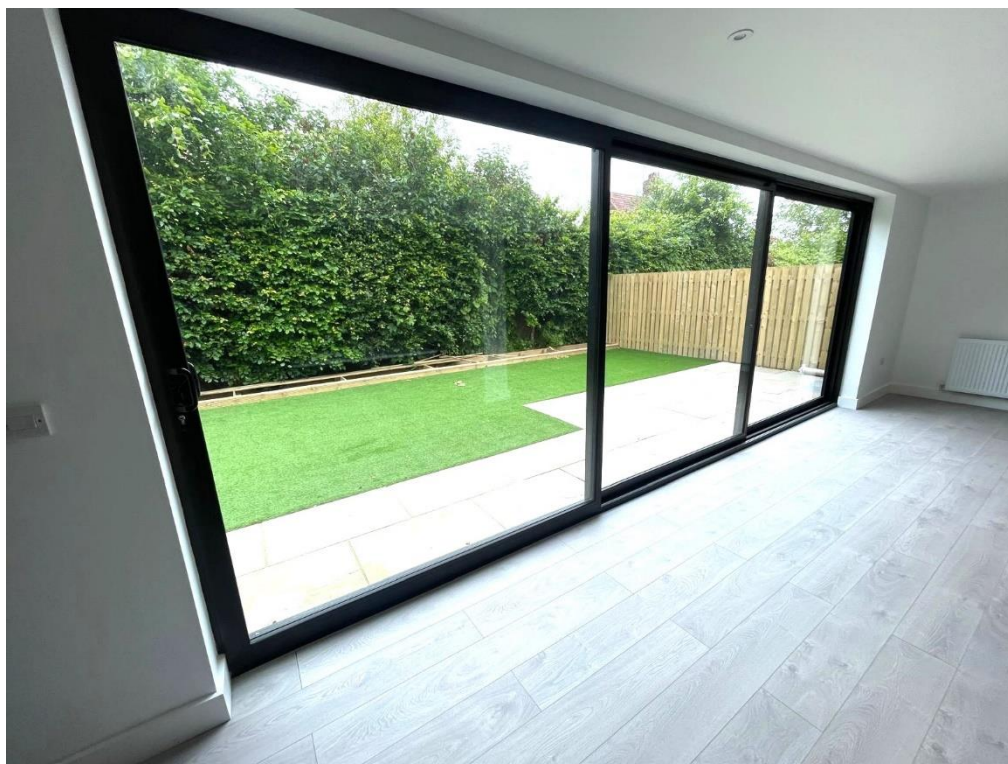
Measurements – 27'2" x 23'8"

A stunning room which enjoys a lovely outlook over the property's enclosed rear gardens with stone flagged sitting out area, mature hedging, Astro turf and planted area. The room has a huge amount of style and space, inset spotlighting to the ceiling, chandelier point over the dining area and all is superbly equipped. There are provisions for wall mounted television and fabulous kitchen units including a huge island unit with tile stone working surfaces, a high specification hob with extractor fan above. The island unit has a large amount of storage, cupboard and pan drawers and the like and incorporates a particularly long breakfast bar with further under unit storage. There is a main run of units with further working surfaces, stylish inset sink with mixer tap above, stylish backcloth, integrated stainless steel and glazed oven, integrated stainless steel fronted microwave, integrated fridge and freezer and integrated dishwasher. A spectacular and very large room with delightful flooring and being a fabulous feature of the home. This room is sure to impress.









BEDROOM ONE

Measurements – 14'6" x 12'2"

Bedroom one is a large double room with a pleasant outlook to the front. It has Juliet style doors / windows and is served by an en-suite and dressing room.



EN-SUITE BEDROOM ONE

Measurements – 7'9" x 7'0"

The en-suite is of a particular good size and has a large shower, wash hand basin, low level w.c., inset spotlighting to the ceiling, extractor fan and a large bank of obscure glazed windows.



DRESSING ROOM

Measurements – 7'9" x 7'0"

The dressing room is of an equally good size.

STAIRCASE

Staircases rises to the top floor level. Here we have three bedrooms.

BEDROOM TWO

Measurements – 14'2" x 12'2"

Bedroom two with a pleasant outlook to the rear, is a good size double bedroom and once again served by inset spotlighting to the ceiling, pleasant dressing room area and doorway through to an en-suite. The en-suite has an obscure double-glazed window and is fitted with low level w.c., shower cubicle and wash hand basin.



BEDROOM TWO ENSUITE

Measurements – 7'9" x 6'7"

The en-suite has an obscure double-glazed window and is fitted with low level w.c., shower cubicle and wash hand basin.



DRESSING ROOM

Measurements – 7'9" x 4'10"

The dressing room is of an equally good size.

BEDROOM THREE

Measurements – 15'2" x 11'10" max

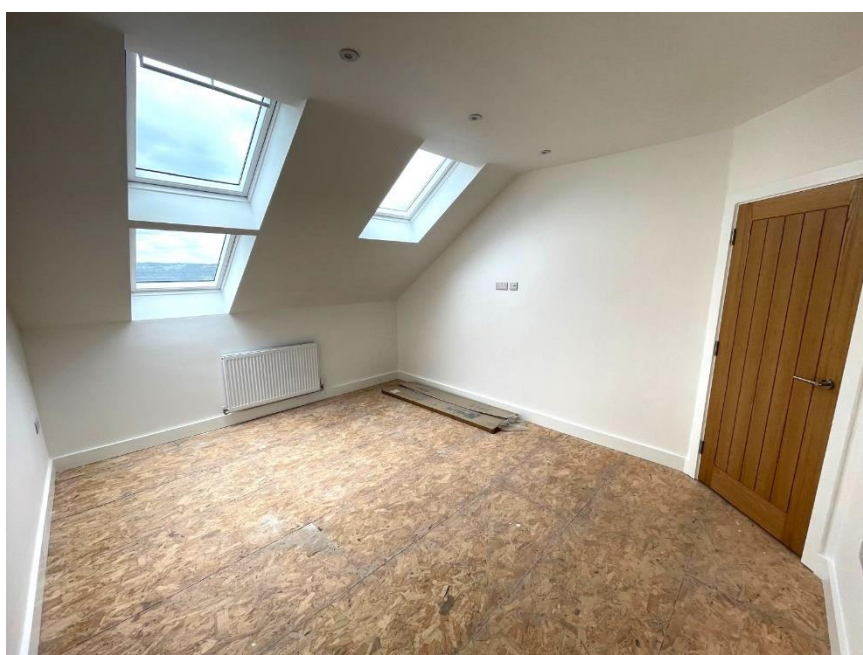
Yet again a double room with three Velux windows. A particularly stylish room with long distance views, inset spotlighting to the ceiling.



BEDROOM FOUR

Measurements – 14'3" x 11'8"

Yet again a double room with three stylish Velux windows, inset spotlighting.



HOUSE BATHROOM

Measurements – 8'6" x 6'7"

The property's house bathroom is fitted with a four-piece-suite including wash hand basin, low level w.c., large bath and shower cubicle, extractor fan, inset spotlighting to the ceiling and good-sized window.



EXTERNAL

FRONT

The property has a good-sized driveway. The driveway is initially shared with its neighbour and then gives access to the property's private driveway. With Tarmacadam surface. This provides a good amount of parking and access to the integral double garage.



DOUBLE GARAGE

The integral double garage has a personal door through to the property's accommodation. High specification automatically operated up and over door, the garage is fitted with power, light and water and is also home for the property's gas fired central heating courtesy of a pressurized system.



ADDITIONAL INFORMATION

It should be noted the property has external lighting, alarm system and steps lead up to the side of the home giving access round to the property's delightful rear gardens.

ADDITIONAL INFORMATION

EPC rating – To be confirmed
Property tenure – Freehold
Local authority – Kirklees Council
Council tax band – To be confirmed

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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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 TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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