



The Woodlands, Common End Lane  
Lepton, Huddersfield



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



## The Woodlands, Common End Lane Lepton, Huddersfield

£949,500

NO CHAIN

LOCATED DOWN A QUIET LANE WITH STUNNING FAR REACHING VIEWS OF CASTLE HILL AND THE WOODSOME VALLEY IS THE WOODLANDS, A COMMANDING STONE BUILT DETACHED RESIDENCE WITH THE WHOLE LOWER GROUND FLOOR BEING SELF CONTAINED FOR DEPENDANT RELATIVES OR TO BE USED AS ONE LARGE FAMILY RESIDENCE WITH AN ESPECIALLY LARGE LOW MAINTENANCE SOUTH FACING GARDEN.

Having undergone a complete programme of modernisation in the last 5 years to create this opulent, contemporary interior where large open plan spaces are flooded with natural light and positioned to best take advantage of the aforementioned views. The property in total extends to a remarkable 4750 square feet and has great flexibility in how it is used with scope for gymnasium, cinema room, games room etc. Having luxury fittings throughout including a bespoke dining kitchen and bathrooms with underfloor heating, most of the ground and first floor has air conditioning.



Our floor plan and photographs best articulate what is on offer but some of the highlights are the sets of bi folding doors to both the ground floor and the lower ground floor which spill out onto fabulous alfresco dining terrace and entertaining areas, the lower one being covered.

The location is ideal with highly regarded local schooling and being a good commuter village for Leeds Manchester and Sheffield.

The low maintenance gardens are a landscaped delight being south facing and fully enclosed with formal garden areas, large recreational lawns, fruit tree orchard, further seating / dining terrace and summer house.

Some of the recently carried out works include; new boiler, all new windows and bi folding doors, new facias and soffits, new motorised garage door and newly fitted kitchens and bathrooms.

### **WHAT3WORDS**

///twice.souk.circle

### **COUNCIL TAX**

G

### **EPC**

D

### **TENURE**

Freehold

## AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

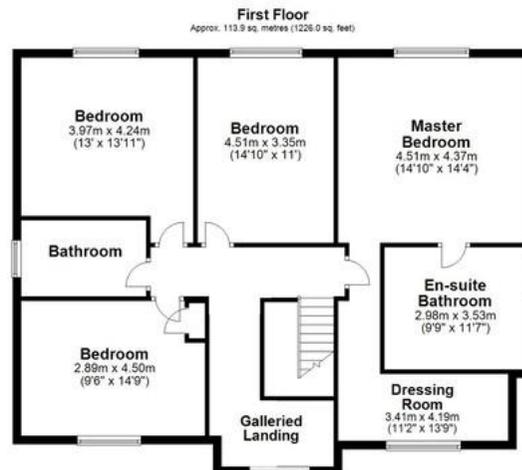
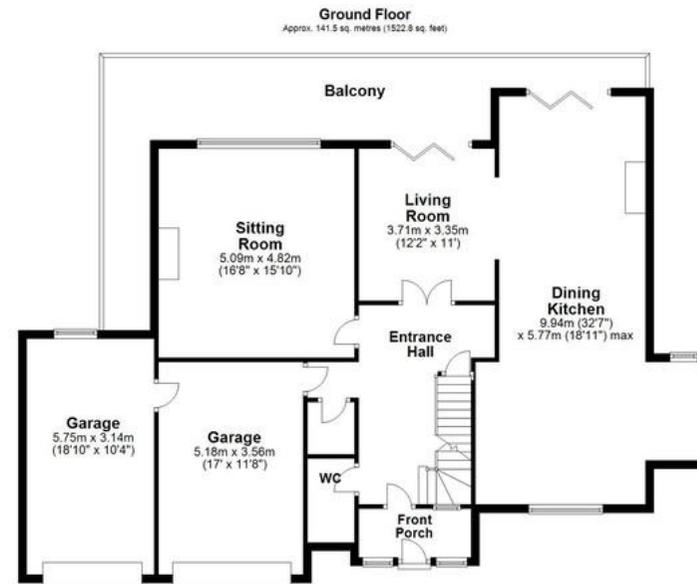
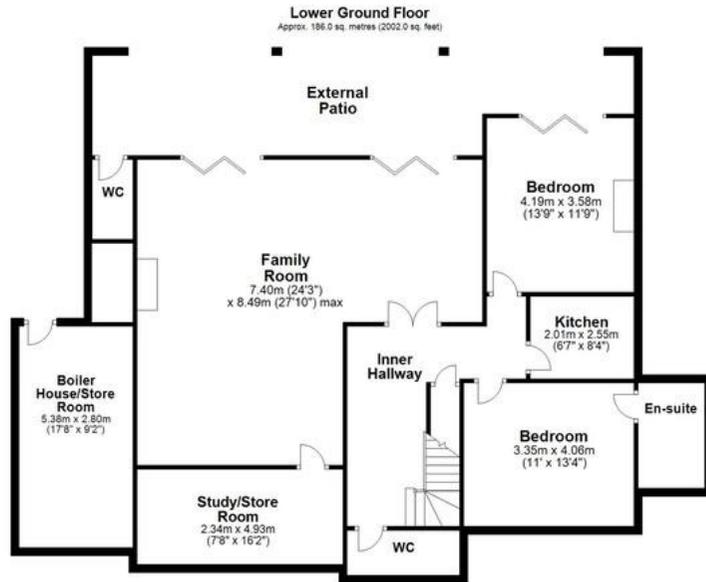
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Total area: approx. 441.4 sq. metres (4750.8 sq. feet)





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