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Sorbus Way  
Lepton, Huddersfield





## Sorbus Way Lepton, Huddersfield

Offers Over £479,220

NESTLED IN THE CHARMING VILLAGE OF LEPTON, WEST YORKSHIRE, THIS STUNNING THREE/FOUR-BEDROOM DETACHED PROPERTY HAS BEEN THOUGHTFULLY EXTENDED TO OFFER SPACIOUS AND WELL-PROPORTIONED LIVING ACCOMMODATION.

## ENTRANCE HALL

The welcoming entrance hall features elegant laminate flooring and a UPVC door that opens into the space. Stairs lead to the first floor, with doors providing access to the living room, family room, and dining room.

## OPEN-PLAN KITCHEN, FAMILY, AND DINING ROOM

This fantastic open-plan area has been designed as the heart of the home, perfect for entertaining and family gatherings. The space is adorned with stylish laminate flooring and a UPVC window that overlooks the front of the property. A wall-mounted designer radiator adds a modern touch, and there's ample room for a large family dining table.

The fully fitted kitchen boasts a range of floor and wall-mounted storage units, complemented by a large breakfast bar with granite work surfaces. High-end appliances include a double wall-mounted oven, an



integrated microwave, and a four-ring Bosch hob with an extractor fan above. The kitchen also features a freestanding American-style fridge-freezer and a wine fridge, along with space for a washing machine and dryer. A door leads to a convenient downstairs WC.

## WC

This stylish WC showcases wood-effect flooring and a designer wash basin with vanity-style drawers underneath. A concealed WC, wall-mounted mirror cabinet, and a vertical heated radiator contribute to the room's modern design. The vaulted ceiling with a faux roof window allows plenty of natural light to flood in.

## LIVING ROOM/FAMILY ROOM

The inviting living room features wood laminate flooring and ample space for furniture. A UPVC bay window offers views of the front garden, while a striking fireplace with a granite surround adds character. This room opens into a versatile area that could serve as a dining space or home office. French doors lead directly to the rear garden and composite deck terrace, seamlessly connecting indoor and outdoor living.

## FIRST FLOOR LANDING

The first-floor landing features attractive optic flooring and provides access to the bedrooms and bathrooms.



## FAMILY BATHROOM

The family bathroom is elegantly tiled and includes a panel bath, concealed WC, and a stylish vanity wash basin with storage underneath. A warm-mounted electric shower and a folding shower screen enhance functionality. A frosted UPVC window allows for privacy while providing natural light.

## PRINCIPLE BEDROOM

The principal bedroom suite is a spacious retreat, featuring carpeted flooring and a window with views of the front of the property. Built-in fitted wardrobes provide ample storage, and a door leads to the ensuite shower room.

## ENSUITE

This ensuite is tastefully designed with tiled flooring and a vanity-style wash basin with a dressing table. Ample storage is available with cupboards underneath and two wall-mounted storage units. A heated towel rail and low-level flush WC add convenience, while a large shower cubicle features a thermostatic-controlled mixer shower and glass bricks

## BEDROOM

A comfortable double room featuring carpeted flooring and a UPVC window overlooking the rear garden.

## BEDROOMS 3 AND 4:

Currently combined, these bedrooms can easily be separated if desired. This space includes carpeted flooring and two UPVC windows with views of the front of the property, as well as space for wardrobes. A door leads to an ensuite bathroom. The sellers will re install the wall if required.

## ENSUITE

The ensuite bathroom includes a low-level flush WC, a warm-mounted wash basin, and a shower cubicle with a thermostatic-controlled mixer shower.

## OUTSIDE

The garden is a standout feature of this property. To the front, there is off-street parking for two cars and a garage with additional storage. The rear garden boasts a composite deck terrace, perfect for alfresco entertaining, along with a covered seating area that leads to a beautifully crafted wooden bar equipped with lighting and power. While currently utilized as a bar, this space could easily serve as a home office.

The remainder of the rear garden features a level lawn area with a patio and two storage sheds conveniently located at the side of the property.



## Additional Features

Remote-controlled electric garage door

Modern alarm system with CCTV

Smart doorbell

## 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 WHATSOEVER IN RELATION TO THIS PROPERTY.

## ADDITIONAL INFORMATION

EPC:C

Tenure: Freehold

Council Tax:D

What3Words:jets.awards.square

Parking: Off road parking

## UTILITIES

Gas:Mains

Electric:Mains

Water: Mains

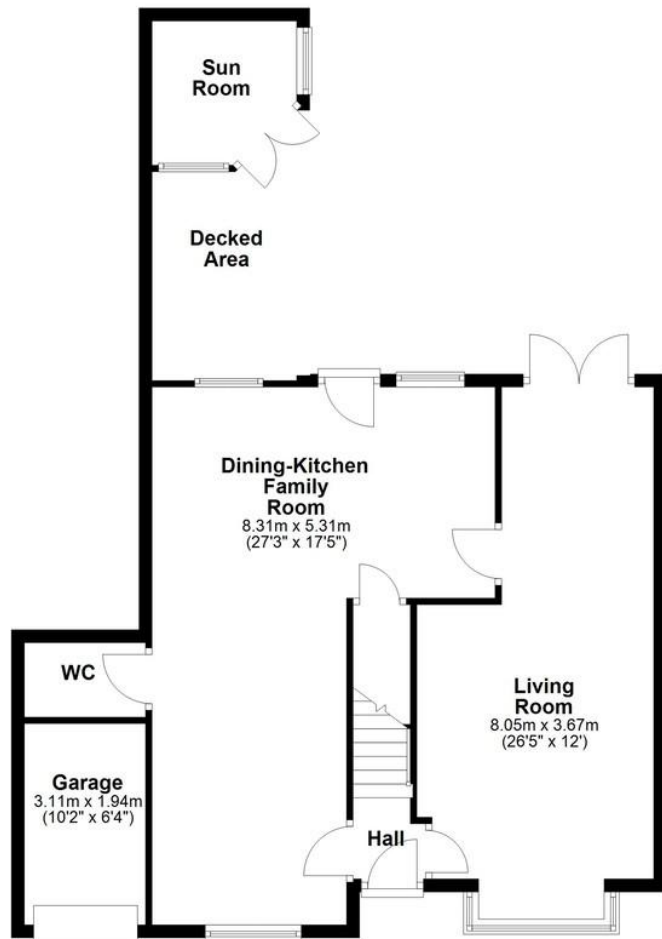
Heating; Gas

Broadband: Standard Broadband

Mobile: 4G/5G - check with your provider

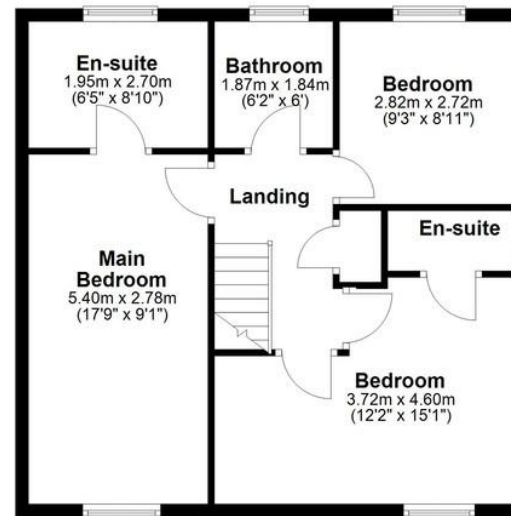
### Ground Floor

Approx. 84.3 sq. metres (907.1 sq. feet)

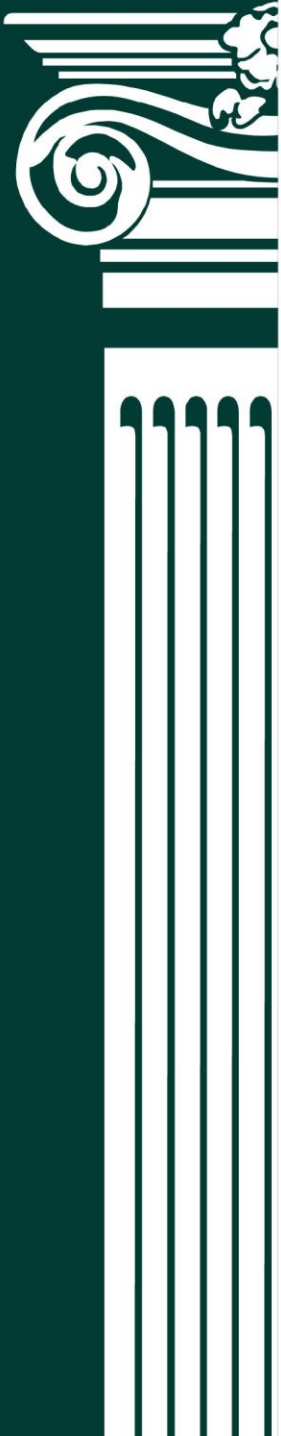


### First Floor

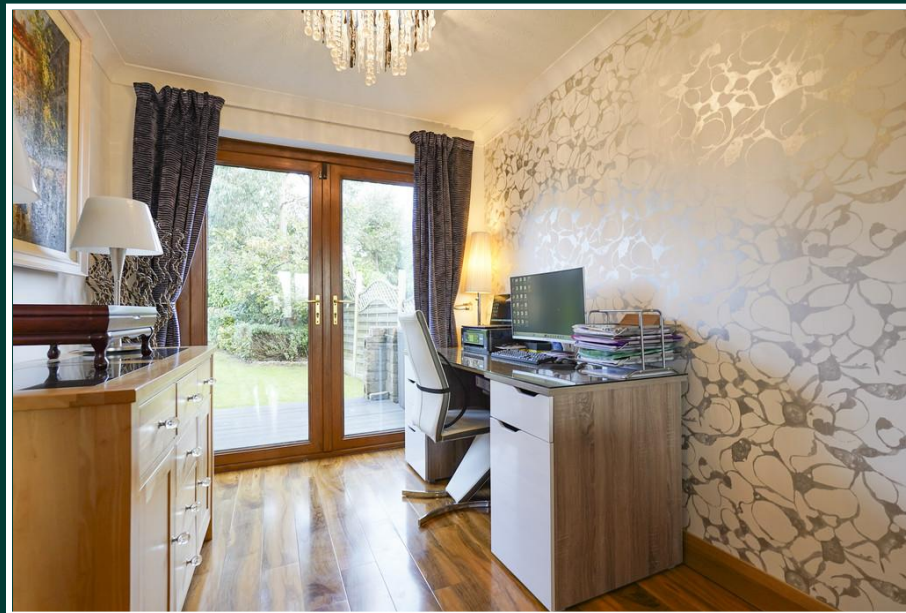
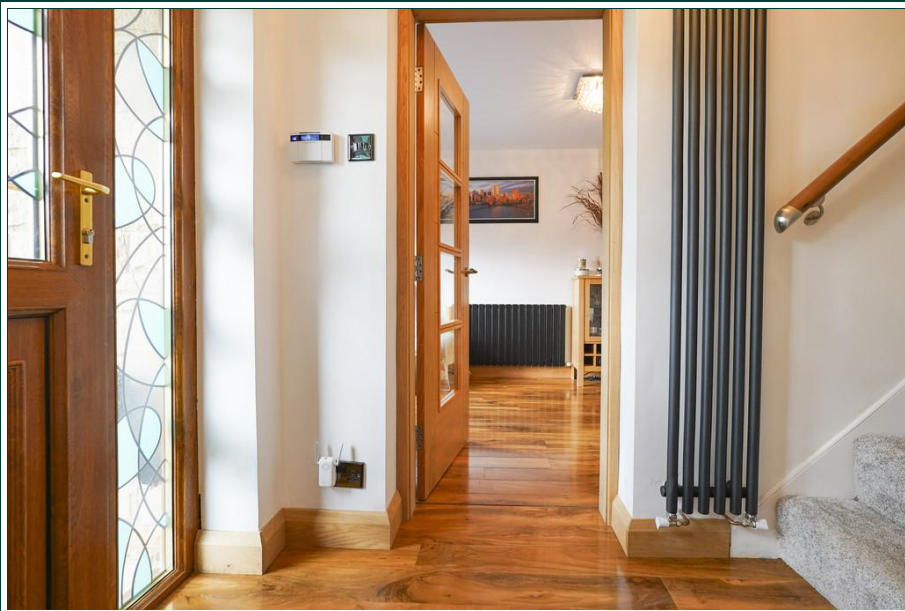
Approx. 56.4 sq. metres (606.7 sq. feet)



Total area: approx. 140.6 sq. metres (1513.8 sq. feet)

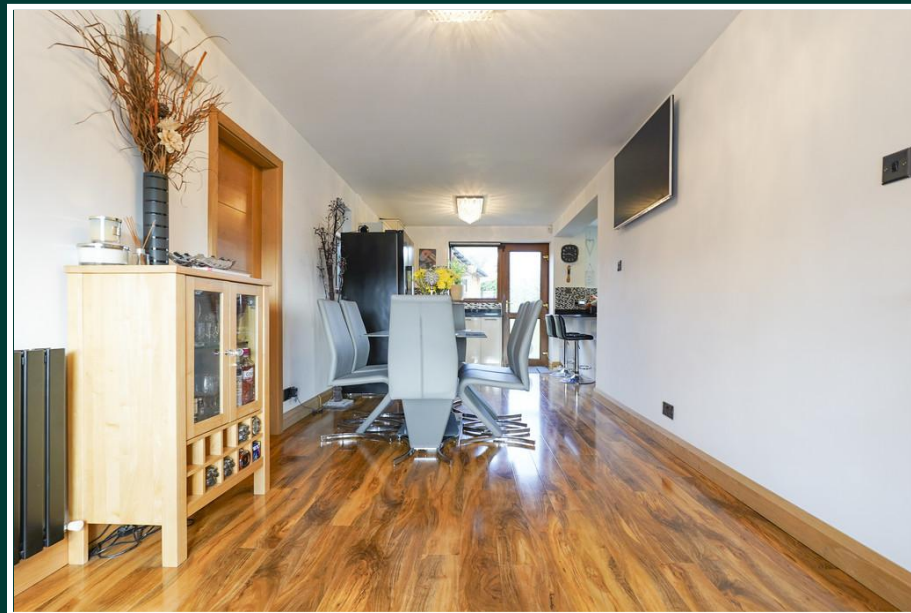
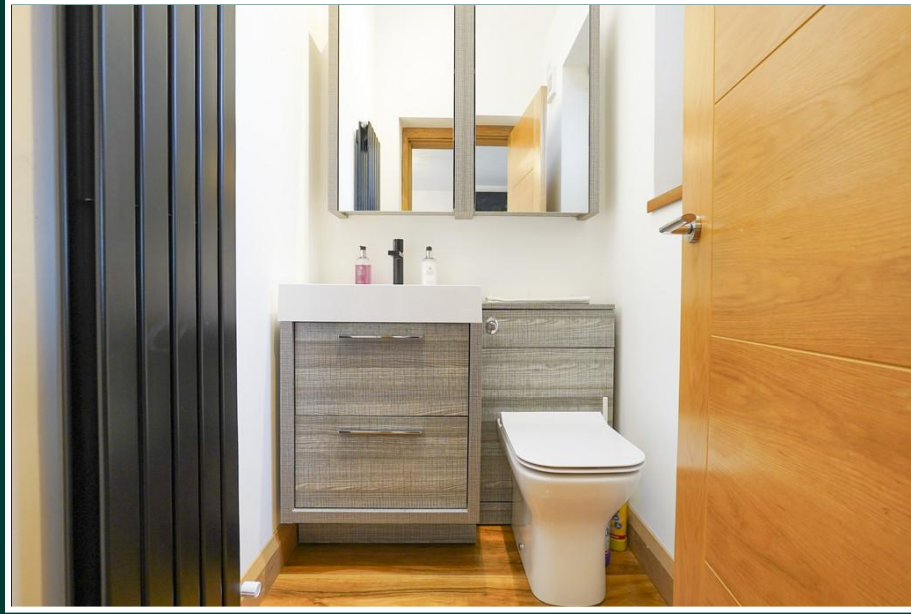






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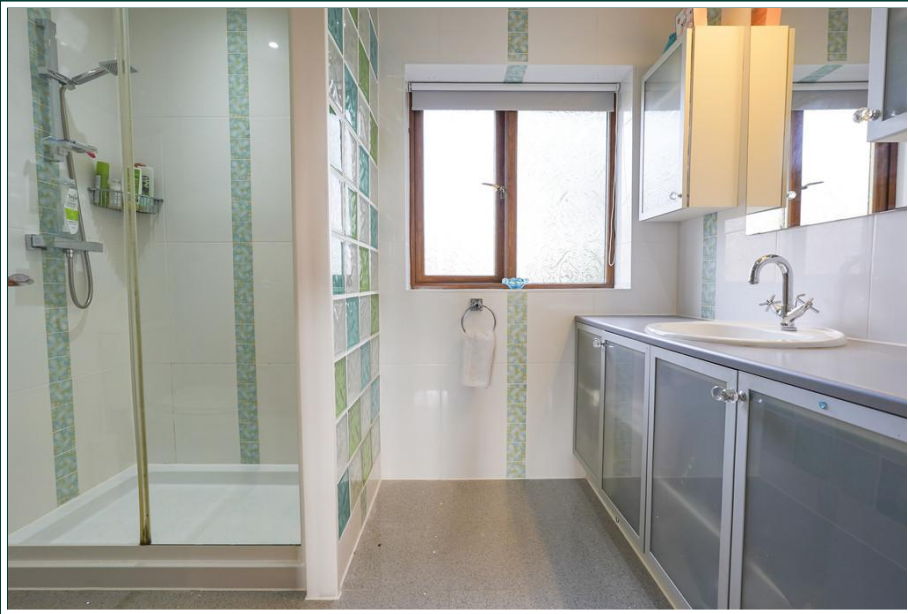






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