

26 Sorbus Way,
Lepton HD8 0EY

OFFERS AROUND
£230,000



****NO CHAIN**** LOCATED ON A PLEASANT CUL DE SAC AND NEUTRALLY DECORATED THROUGHOUT IS THIS THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, WELL MAINTAINED GARDENS AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door into the entrance hallway with space to remove outdoor clothing. A door leads through to the lounge and stairs ascend to the first floor landing.

LOUNGE 14'7" x 11'9" max

This spacious reception room is neutrally decorated and has ample space for freestanding furniture. A large bay style window lets natural light flood through the space and gives a pleasant view over the front garden. A door leads through to the kitchen and back through to the entrance hallway.



KITCHEN 15'0" x 8'5" max

This modern kitchen is fitted with a range of cream wall and base units, contrasting work surfaces with tile splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with concealed extractor fan over, fridge, freezer and a washing machine. A rear facing window provides a view into the conservatory, vinyl flooring flows underfoot and completes the room. A door opens to a handy understairs storage cupboard, patio doors open to the conservatory and a door leads back through to the lounge.



CONSERVATORY 11'5" x 8'9" max

This excellent addition to the property is flooded with natural light and has space for freestanding furniture, laminate flooring underfoot and great views of the garden from its windows. Patio doors open to the garden.



FIRST FLOOR LANDING

Stairs ascend to the first floor landing with a side window, loft hatch and doors lead through to three bedrooms and the family bathroom.



BEDROOM ONE 10'10" x 8'3" max

A good size double positioned at the front of the property with lovely views over the street below and Emley Moor in the distance, space for freestanding bedroom furniture, a fitted wardrobe and a door leads onto the landing.



BEDROOM TWO 10'3" x 5'9" to fitted wardrobes

A neutrally decorated small double bedroom at the rear of the property with views over the garden and Castle Hill beyond with a bank of fitted sliding wardrobes and a door leads through to the landing.



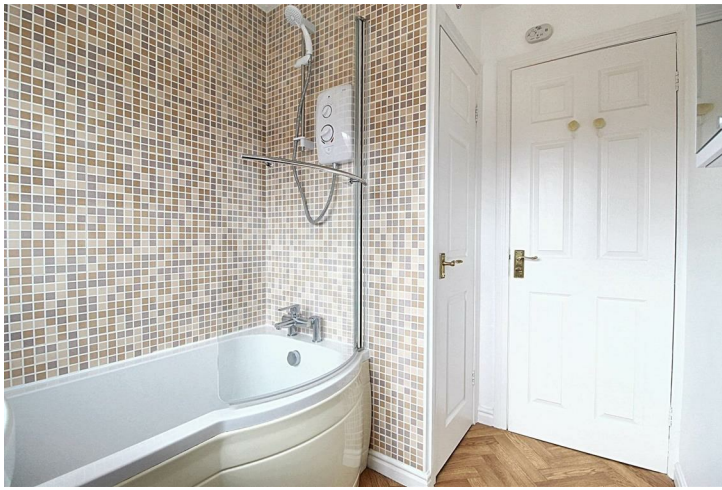
BEDROOM THREE 7'0" x 7'0" max

A bright single bedroom which would make an ideal study or dressing room with pleasant views and a door leads through to the landing.



BATHROOM 7'10" x 6'3"

This attractive bathroom features a three piece white suite comprising of a wall hung wash basin with mixer tap, low level W.C, P shaped bath with a shower above and curved glass screen. The room is partially tiled, has a front obscure window, complimentary vinyl flooring underfoot, a handy storage cupboard housing the boiler and a door leads through to the hallway.



REAR GARDEN

This well maintained, fence enclosed garden can be accessed through from the side of the property through a timber gate or through the conservatory and has a range of spaces to enjoy which includes a level lawn area with pebble borders and a pebbled patio area which offers entertaining space for Al fresco dining, barbecues, ample room for garden furniture and an outbuilding if desired.



EXTERNAL FRONT AND DRIVEWAY

To the front of the property there is a lawn with a blossom tree and a timber gate provides access to the rear of the property.

A driveway provides parking for multiple vehicles.



AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

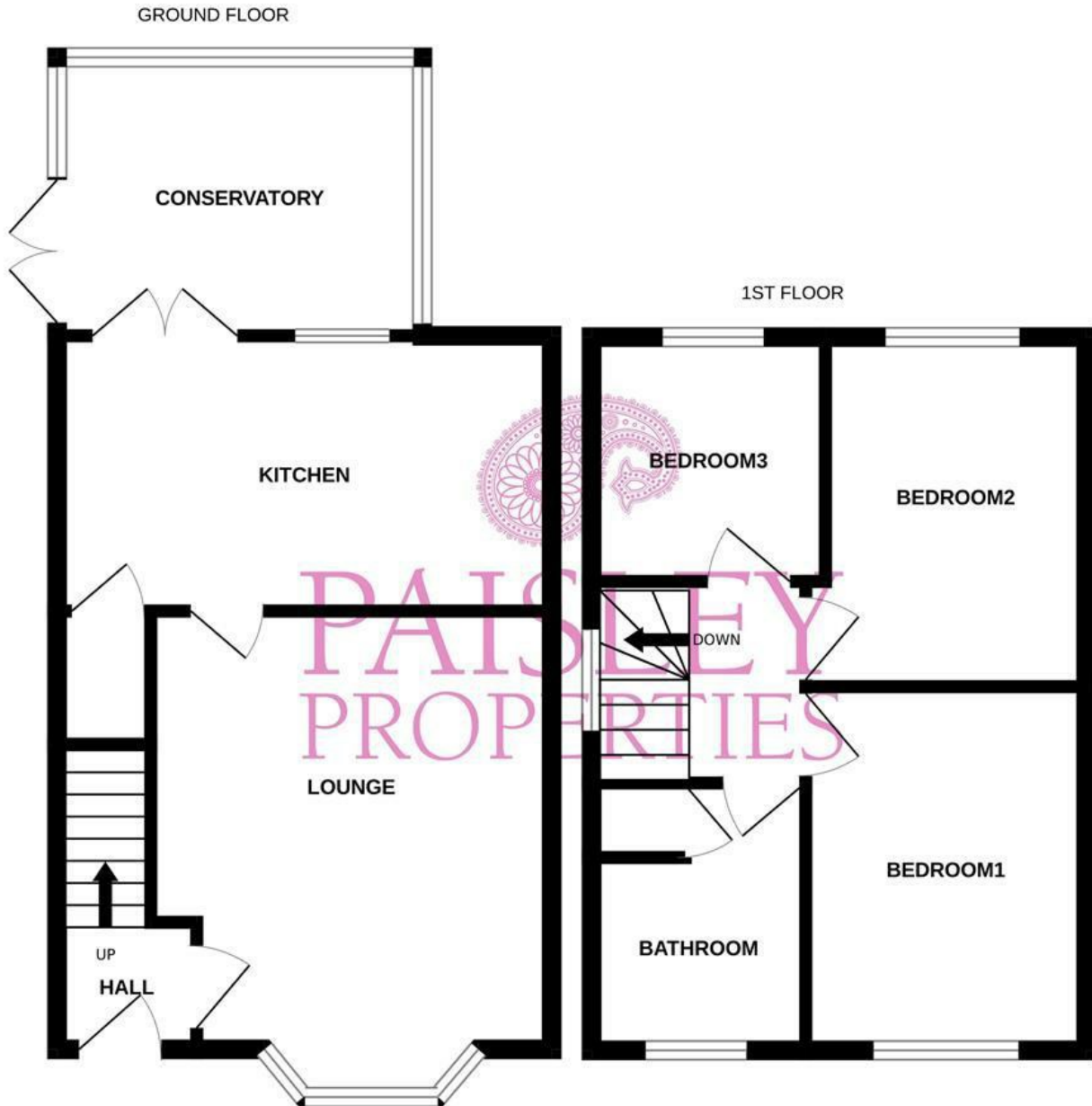
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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