

100 Ings Way East,
Lepton HD8 0DU

£200,000



BEAUTIFULLY PRESENTED THROUGHOUT, THIS TWO BEDROOM END TERRACE BOASTS SPACIOUS LIVING ACCOMMODATION, GOOD SIZE REAR GARDEN WITH SUMMERHOUSE AND A RECENTLY UPGRADED DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door into this welcoming entrance hallway with space to remove outdoor clothing and a side window allows natural light to flow through the space. A door opens to the living room and a staircase with a timber balustrade ascends to the first floor landing.

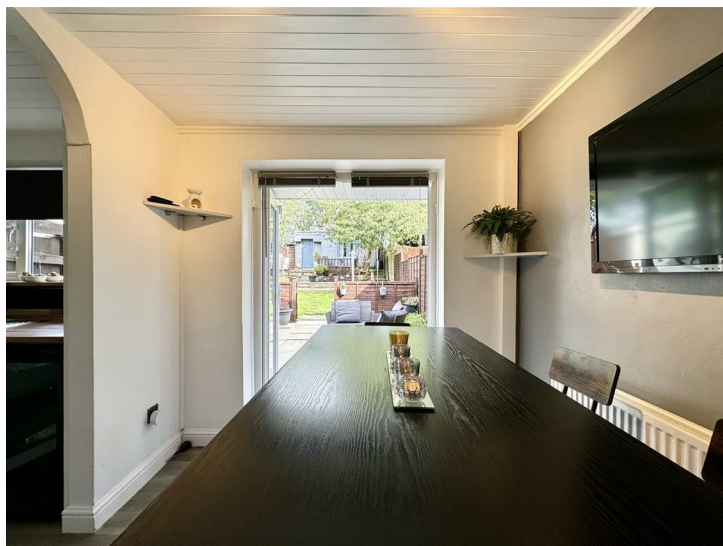
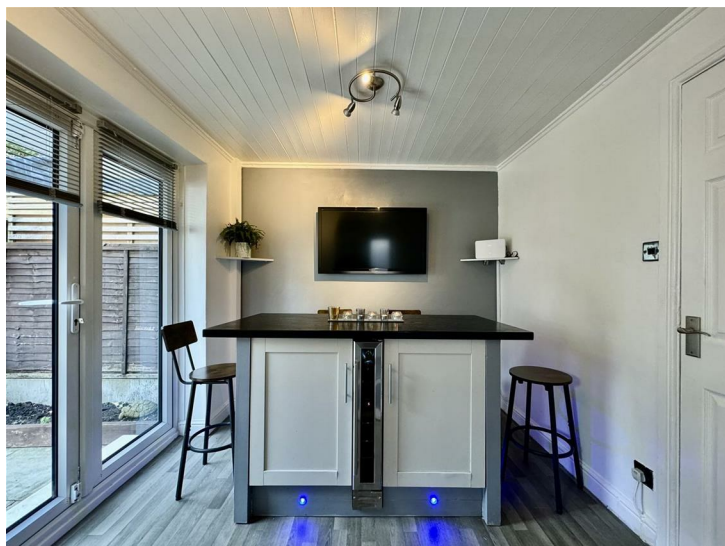
LIVING ROOM 12'8" x 12'6" max

This beautifully presented reception room is light and airy courtesy of a large front facing window giving a view over the driveway. A cast iron fireplace gives a lovely focal point to the room, there is inset shelving with spotlighting, an understairs cupboard provides storage and laminate flooring underfoot completes the look. A door leads back to the entrance hallway and a door opens to the dining area.



DINING AREA 8'2" x 7'9" max

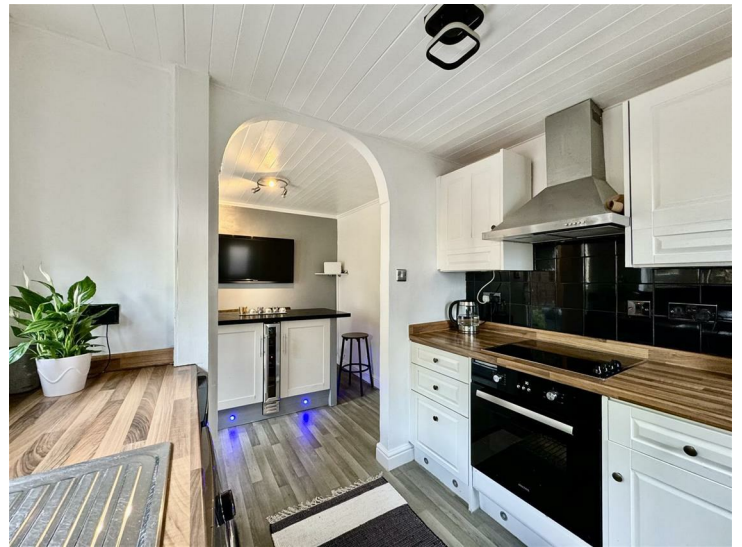
Open to the kitchen and with patio doors opening to the rear garden is this lovely dining area which has an island with storage, fitted wine cooler and gives space for informal dining. A door opens to the living room.





KITCHEN 8'2" x 8'0" max

This modern kitchen comprises of white wall and base units, contrasting work surfaces with tile splashbacks and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven and four ring electric hob with an extractor fan over. There is space for a freestanding fridge freezer and plumbing for a washing machine and slimline dishwasher if required. Vinyl flooring flows underfoot, a window gives views over the rear garden, an external door opens to the side of the property and an archway leads to the dining area.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing with side window and doors open to two bedrooms, office/dressing room, the family bathroom and a hatch gives ladder access to a boarded loft space with a velux window.



BEDROOM ONE 9'5" x 8'10" max

A spacious double bedroom located to the front of the property with a view of the street through it's window. The room benefits from fitted wardrobes and shelving, space for freestanding furniture and a door leads to the landing.



BEDROOM TWO 12'0" x 9'6" max

A neutrally decorated double bedroom with a large window giving pleasant views over the rear garden. With space for freestanding furniture and a fitted floor to ceiling louvre style storage cupboard with shelving. A door leads through to the landing.



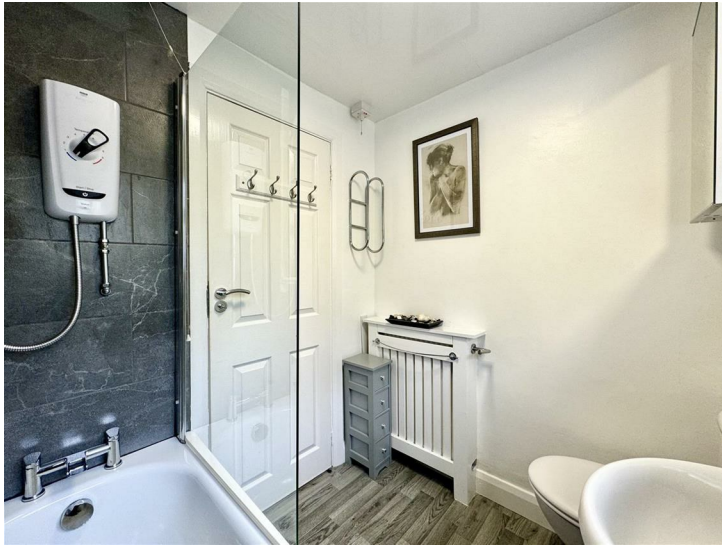
OFFICE/DRESSING ROOM 8'10" x 6'3" max

This bright room is positioned at the front of the property with street views and benefits from bulkhead shelving. A door leads to the landing.



BATHROOM 6'1" x 5'6" max

This stylish bathroom is fitted with a white three piece suite including a bath with electric shower over and glass screen, pedestal hand wash basin and a low level W.C. This house bathroom is well presented with attractive wall tiles and complimentary vinyl flooring underfoot. There is a large rear facing obscure glazed window and a door which leads to the landing.



REAR GARDEN

A timber gate from the driveway allows access to an enclosed area ideal for pets, for freestanding storage or housing bins. There are two outbuildings which provide storage or space for a tumble drier. A door leads to the kitchen and a gate leads through to the rear garden.

Accessed from the side of the property through a timber gate or through the dining area patio doors is this generous size fence enclosed garden which has a range of spaces to enjoy. A patio area ideal for outdoor dining, space for a hot tub, raised flowerbeds, a lawn with space for garden furniture and timber outbuildings and to the end of the garden raised decking which accommodates the summer house.





SUMMER HOUSE 16'7" x 11'2" max

Currently used as an occasional bedroom this good size summer house gives lovely views over the garden through its patio doors. This space would be ideal for a home business, working remotely, games room or a bar if desired.





EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a recently laid driveway which provides parking for multiple vehicles.





***MATERIAL INFORMATION**

TENURE: FREEHOLD
ADDITIONAL PROPERTY COSTS:
COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND A

PROPERTY CONSTRUCTION: BRICK
PARKING: DRIVEWAY

UTILITIES:
*Water supply & Sewerage- MAINS
*Electricity & Gas Supply - MAINS
*Heating Source - GAS CENTRAL HEATING
*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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.

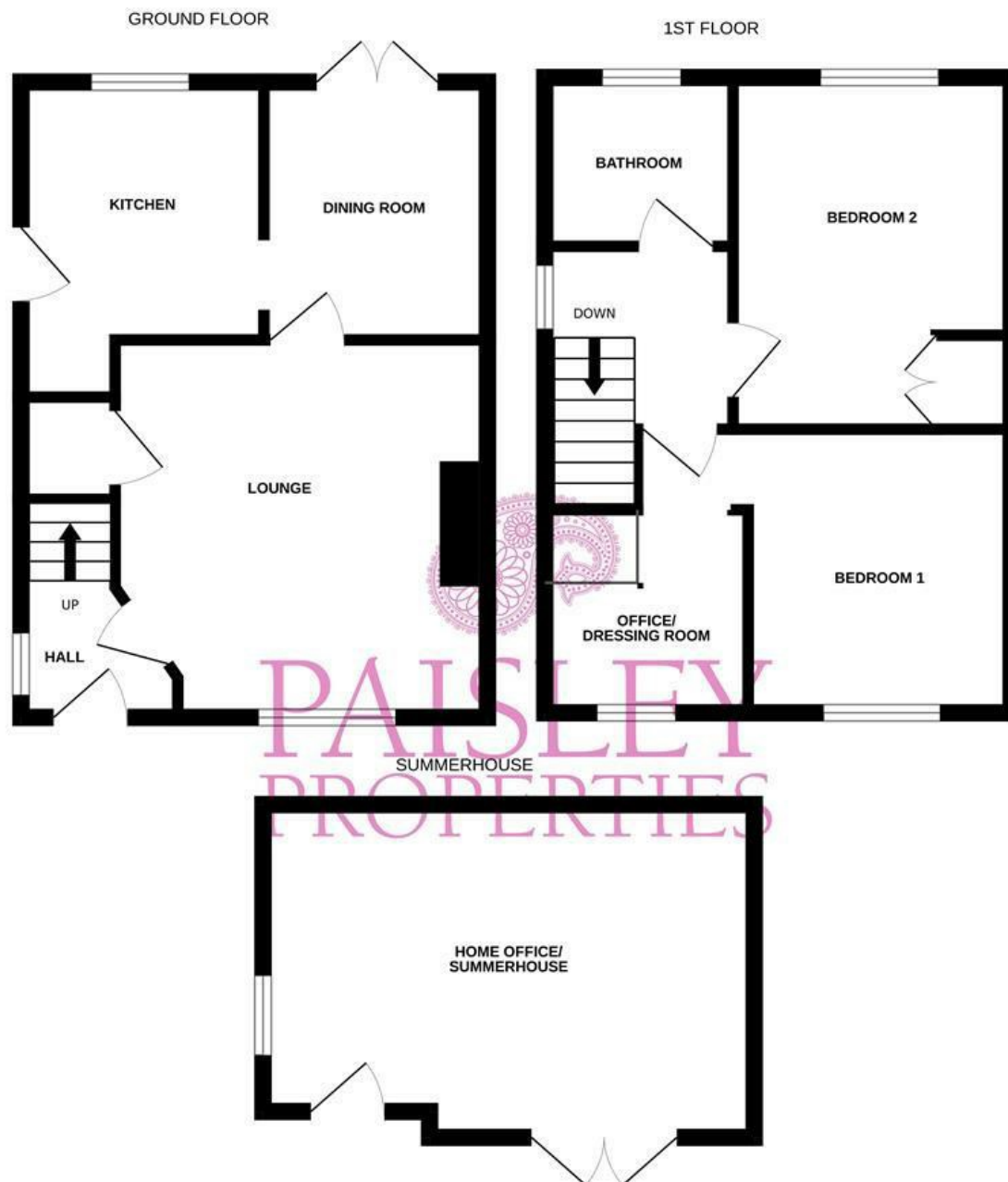
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

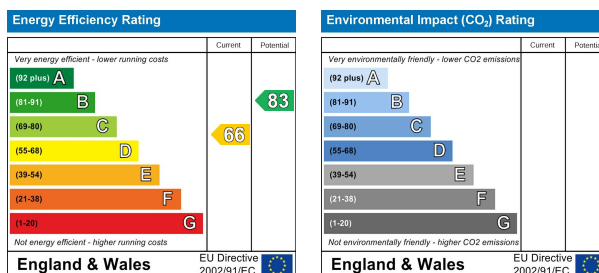
SURVEY TEXT

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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www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

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