

108 Wakefield Road,  
Lepton HD8 0ED

OFFERS AROUND  
£280,000



**\*\* NO CHAIN \*\*** TUCKED AWAY FROM THE ROADSIDE, THIS THREE BEDROOM CHARACTERFUL FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, A QUANT COTTAGE GARDEN AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING E.

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY

You enter the property through a timber door into a welcoming entrance hall where there is space to remove coats and shoes. A door leads through to the dining kitchen and stairs ascend to the first floor landing.

## DINING KITCHEN 16'6" apx x 13'6" max

This spacious dining kitchen has a range of white gloss base units, contrasting work surfaces with matching upstands and a belfast sink with mixer tap over. There is a built in electric oven with four ring gas hob, space for a large freestanding fridge-freezer and plumbing for a washing machine and a dishwasher. Dual aspect windows flood the room with natural light, an exposed stone fireplace and beams add character to the room. There is ample space for a dining table and chairs. Tiled flooring flows underfoot and doors lead through to the entrance hallway and to the rear hall.



## REAR HALL

Accessed from the dining kitchen is the rear hallway which has a handy under stairs storage area ideal for household items and doors lead through to the living room and out to the rear garden.

## LIVING ROOM 17'1" max x 16'0" apx

This fantastic reception room offers ample space for living room furniture, is decorated in soft neutral tones and is light and airy courtesy of the dual aspect windows. There is an original exposed stone fireplace housing a gas stove stove creating a lovely focal point to the room. Exposed timber ceiling beams add to the characterful cottage feel. A door opens to the rear hall.





### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to this spacious first floor landing where there is space for freestanding furniture. Doors lead through to the three double bedrooms and house bathroom.

### **BEDROOM ONE 17'3"max x 8'10" max**

Positioned to the front of the property this spacious double bedroom is well proportioned and offers ample room for freestanding bedroom furniture and a bulk head storage cupboard. It has two windows which give rooftop views and over to Castle Hill in the distance. A door leads to the first floor landing.



### **BEDROOM TWO 16'5" max x 10'11" max**

This generous double bedroom benefits from ample space to accommodate freestanding bedroom furniture and is located to the front of the property with a window which allows natural light to flood the room. A door leads to the first floor landing.



### **BEDROOM THREE 12'3" apx x 9'10" apx**

This is another good sized double room which is positioned to the front of the property with space for freestanding furniture and a door leads to the first floor landing.



### **BATHROOM 10'9" apx x 7'3" apx**

This attractive house bathroom is fitted with a four piece suite with corner shower, pedestal hand wash basin, low flush W.C, a step up to a corner jacuzzi bath and space for freestanding storage. Vinyl flooring flows underfoot, has a rear obscure window and a door leads to the first floor landing.





### **REAR GARDEN**

To the rear of the property is an enclosed cottage garden with pebbled patio area with space for garden furniture, pots/planters and raised flowerbeds,



### **EXTERNAL FRONT AND PARKING**

Accessed off Wakefield Road and to the front of the property there is off road parking for multiple vehicles.







## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band C

PROPERTY CONSTRUCTION:  
Stone

PARKING:  
Driveway

RIGHTS AND RESTRICTIONS:  
Neighbour has a right of access over the property's land

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have not been any structural alterations to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water.  
Sewerage - Mains.  
Electricity - Mains.  
Heating Source - Mains Gas.  
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **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**

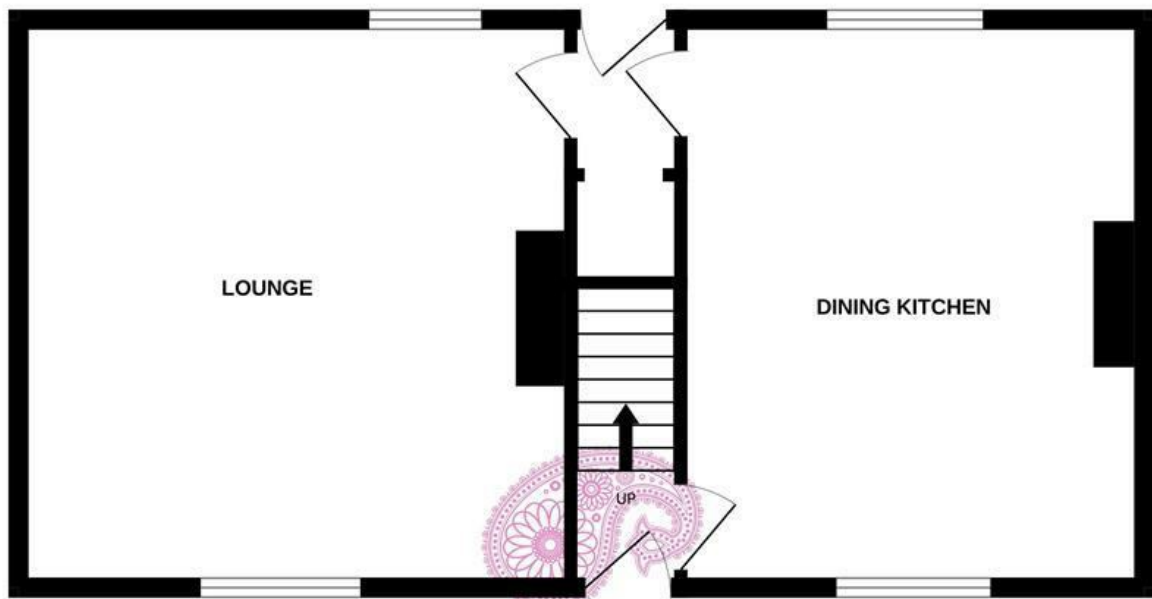
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



## GROUND FLOOR



## 1ST FLOOR



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		
(81-91) B		
(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	85

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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