



1 Knotty Lane

Lepton, Huddersfield, HD8 0ND

An absolutely stunning three double bedroom detached family home/rural property with plenty of potential for development/extension set in large level grounds (0.9 acres) with a detached self contained annex/studio ideal for guest accommodation or holiday let. The property briefly comprises porch, dining hall, lounge, dining kitchen with AGA, rear lobby, utility and downstairs WC. Three first floor kingsize bedrooms and a family bathroom. Beautiful views, grounds, greenhouse, detached garden shed/stables and garage. Plenty of off-road parking. Located in the rural countryside of Huddersfield with easy access to Wakefield/Mirfield and the motorway network of M62/M1 ideal for further commutes.

O.I.R.O £850,000

1 Knotty Lane

Lepton, Huddersfield, HD8 0ND



- A SUBSTANTIAL THREE DOUBLE BEDROOM DETACHED FAMILY HOME
- STUNNING RURAL SETTING WITH UNSPOILT RURAL VIEWS
- LARGE PLOT (0.9 acres) WITH PLENTY OF POTENTIAL FOR DEVELOPMENT/EXTENSION
- PRIVATE SETTING WITH LONG DRIVE AND LOADS OF OFF ROAD PARKING
- BEAUTIFUL DETACHED SELF CONTAINED ANNEX/STUDIO
- VERY SOUGHT AFTER LOCATION

Entrance	Utility	Family Bathroom
Porch/Lobby	8'2" x 4'8" (2.49m x 1.42m)	8'10" x 8'6" (2.69m x 2.59m)
5'3" x 4'8" (1.60m x 1.42m)	WC	Garage
Dining Hall	First Floor Landing	17'6" x 11'4" (5.33m x 3.45m)
18'3" x 16'0" (5.56m x 4.88m)	Master Bedroom	Annex/Studio
Lounge	16'0" x 12'0" (4.88m x 3.66m)	35'4" x 13'5" (10.77m x 4.09m)
23'0" x 13'9" (7.01m x 4.19m)	Bedroom 2	Garden, Outbuilding and Greenhouse
Dining Kitchen	12'3" x 11'3" (3.73m x 3.43m)	
18'3" x 15'11 (5.56m x 4.85m)	Bedroom 3	
Rear lobby	14'5" x 10'2" (4.39m x 3.10m)	

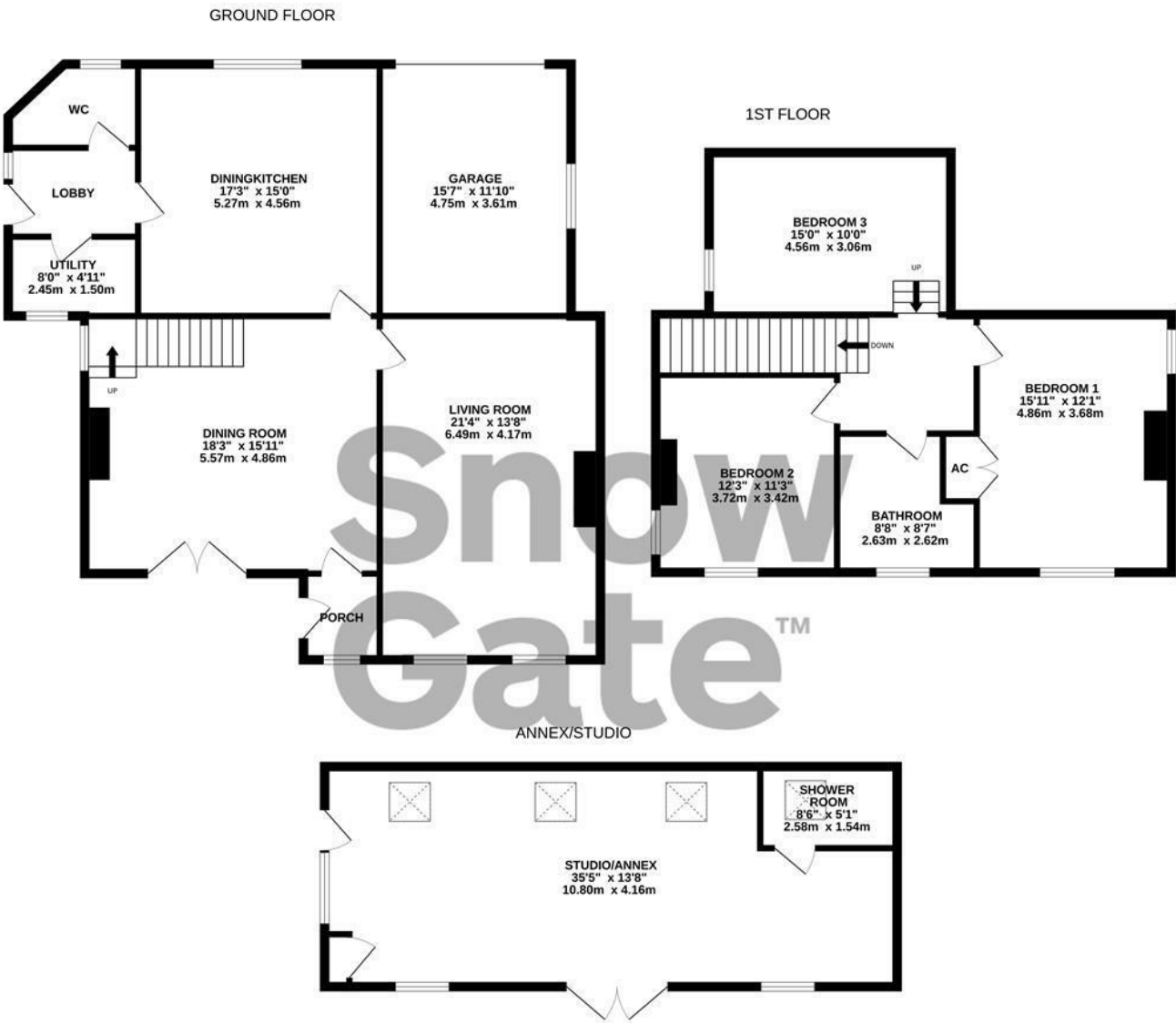


Directions

From the main Wakefield Road (A642) turn onto Knotty Lane at GeckoPS, follow the lane passed the turning to Thurgory Lane and Croft House can be found on the left hand side before reaching Town End Lane.



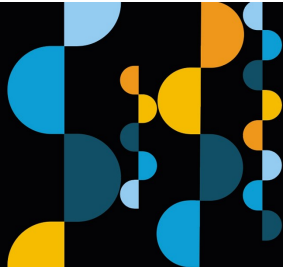
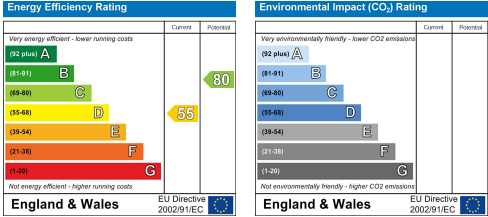
Floor Plan



TOTAL FLOOR AREA : 2266 sq.ft. (210.5 sq.m.) approx.

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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