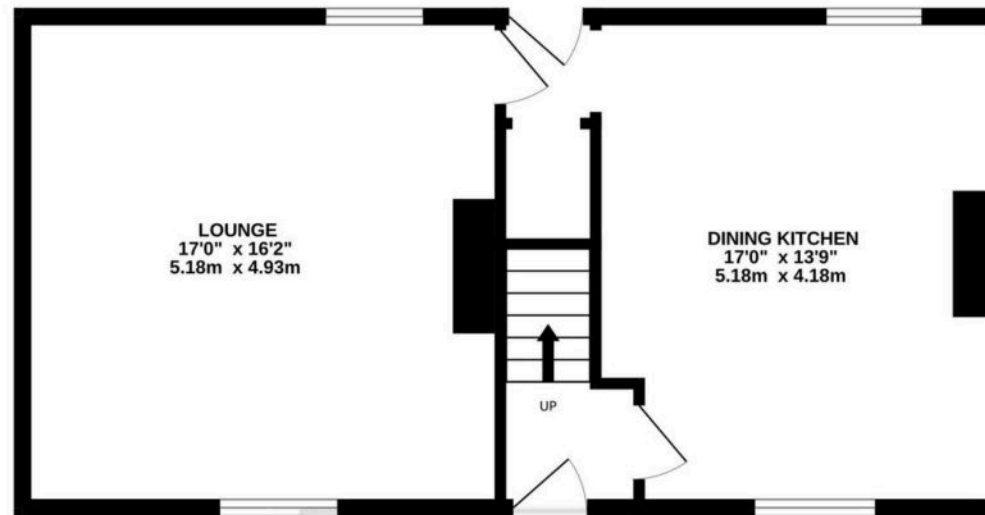




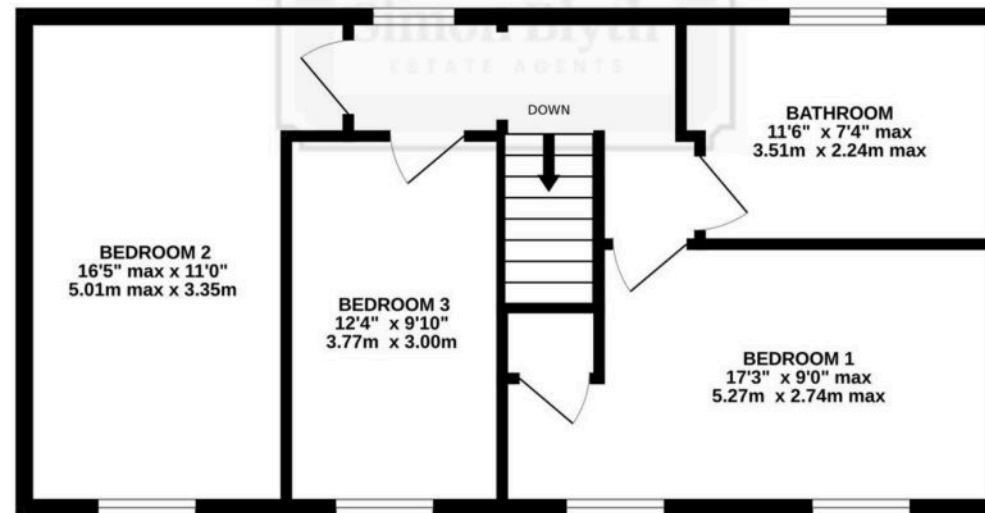
Inglenook Cottage, Wakefield Road, Lepton
Huddersfield, HD8 0ED

Offers in Region of **£250,000**

GROUND FLOOR



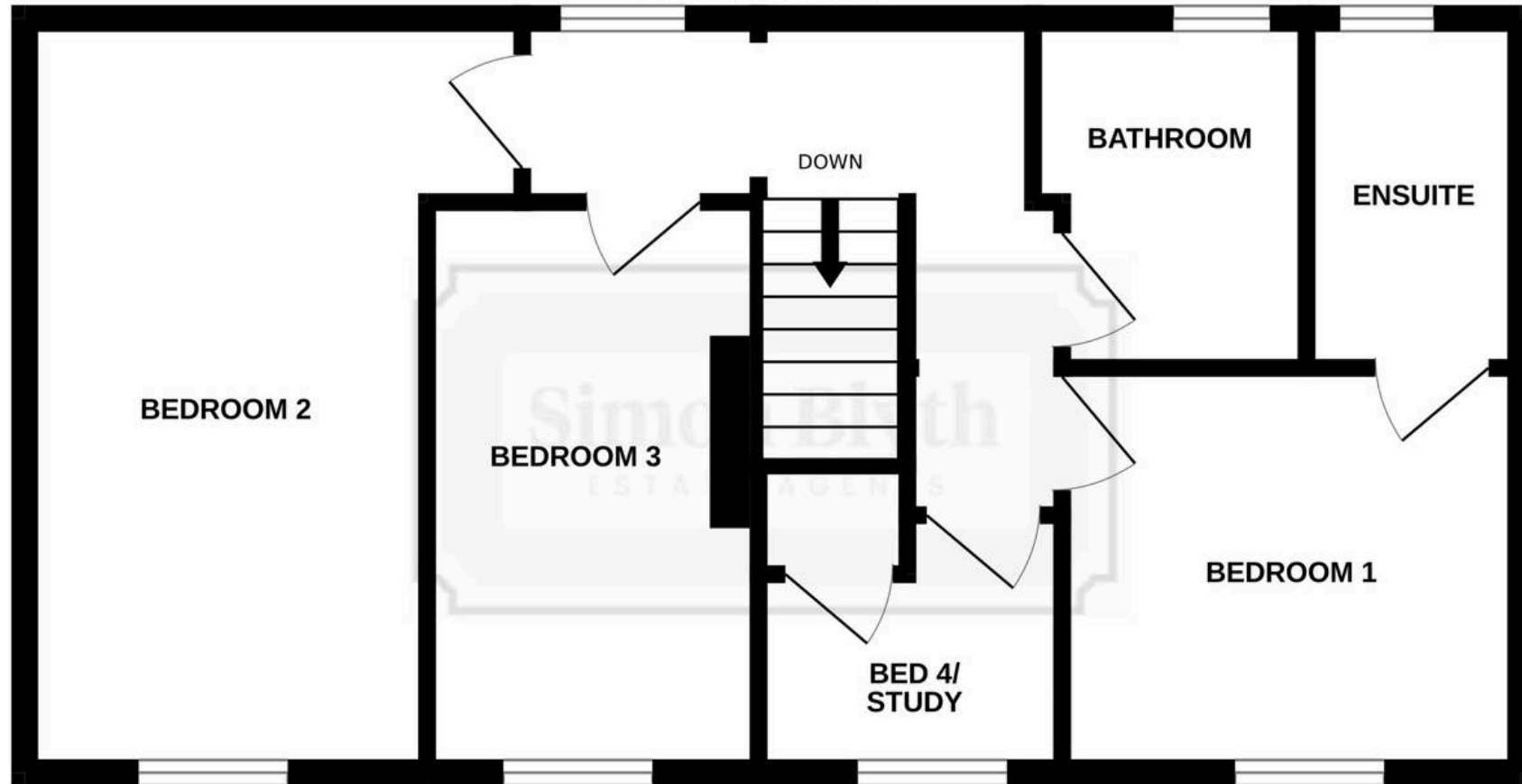
1ST FLOOR



WAKEFIELD ROAD

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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POTENTIAL 1ST FLOOR



WAKEFIELD ROAD

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108 Wakefield Road

Lepton, Huddersfield, HD8 0ED

'INGLENOOK COTTAGE' IS A FABULOUS, PERIOD, DOUBLE-FRONTED COTTAGE SET-BACK OFF WAKEFIELD ROAD. FORMALLY TWO COTTAGES WHICH NOW OFFERS SPACIOUS AND VERSATILE ACCOMMODATION ACROSS TWO FLOORS, BRIMMING WITH CHARM AND CHARACTER AND WITH TWO SEPARATELY ACCESSED KEEPING CELLARS. THE PROPERTY BENEFITS FROM OFF-STREET PARKING FOR MULTIPLE VEHICLES, THREE SPACIOUS BEDROOMS AND WITH CAPACITY TO CREATE EITHER EN-SUITE FACILITIES TO BEDROOM ONE OR PERHAPS SPLIT BEDROOM ONE INTO TWO BEDROOMS (subject to relevant consents).

THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

The accommodation briefly comprises entrance, large dual aspect open-plan dining kitchen with inglenook fireplace, rear vestibule with trap door leading to cellar one, and spacious lounge with inglenook fireplace, dual aspect windows and a separate trap door leading to cellar two. To the first floor, there are three well-proportioned bedrooms and the house bathroom. Please see example floor layout plans for reference to create en-suite/two bedrooms). Externally, there is a gravelled area to the front creating off-street parking for multiple vehicles with an additional hardstanding which could be utilised as a patio.

Tenure Freehold.
Council Tax Band C.
EPC Rating D.



GROUND FLOOR

ENTRANCE

5' 0" x 4' 6" (1.52m x 1.37m)

Enter into the property through a solid, multi-panel timber and glazed front door. The entrance features a ceiling light point, fitted cloaks area, a radiator, and a carpeted stone staircase with wooden banister rising to the first floor. A multi-panel timber and glazed door proceeds into the open-plan dining kitchen.

OPEN-PLAN DINING KITCHEN

16' 6" x 13' 6" (5.02m x 4.11m)

The dining kitchen, which is a generously proportioned room offering masses of potential, enjoys a great deal of natural light cascading through a double-glazed bank of windows to the front elevation. There is attractive tiled flooring, exposed timber beams to the ceiling, ceiling light points, a radiator, dual-aspect windows, and the focal point of the room is the inglenook stone fireplace with electric, stove-effect fire. The kitchen features a range of fitted wall and base units with high-gloss cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a ceramic Belfast sink unit with chrome mixer tap over. There are built-in appliances, including a four-ring gas hob, a fan-assisted electric oven, plumbing and provisions for an automatic washing machine and dishwasher, space for further under-counter appliances such as a tumble dryer, and ample space for a freestanding American-style fridge freezer. A doorway leads into a rear vestibule.

REAR VESTIBULE

The rear vestibule features a central ceiling light point, a cottage-style door with Suffolk thumb latch which proceeds into the lounge, a useful under-stairs pantry with fitted shelving under the stone staircase and a trap door providing access to a lower ground floor cellar area. There is also an external hardwood door to the rear elevation.





LOUNGE

17' 2" x 16' 2" (5.23m x 4.92m)

The lounge is a generously proportioned, dual-aspect reception room which is brimming with charm and character features, including exposed timber beams and batons to the ceiling, a fabulous inglenook stone fireplace with exposed stone chimney breast and cast-iron, twin door, living-flame-effect fire set upon a raised stone hearth. There are four wall light points, a ceiling light point, a radiator, and a trap door which provides access to stone steps descending to a useful lower ground floor cellar.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing. There is a double-glazed window to the rear elevation providing a great deal of natural light, multi-panel doors leading to three well-proportioned bedrooms and the house bathroom, a ceiling light point, and a loft hatch providing access to a useful attic space.

BEDROOM ONE

17' 3" x 8' 10" (5.25m x 2.69m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are two double-glazed windows to the front elevation, both of which provide pleasant views across the valley and over nearby fields. There is an exposed timber beam to the ceiling, two ceiling light points, a radiator, and a useful bulkhead storage cupboard over the stairs. Please note that the room could be divided into two if so required, or configured to create en-suite facilities.



BEDROOM TWO

16' 4" x 10' 10" (4.97m x 3.30m)

Bedroom two is another double bedroom with ample space for freestanding furniture. There is a double-glazed window to the front elevation which offers pleasant, open-aspect views across the valley. There is also a ceiling light point and two radiators.

BEDROOM THREE

12' 3" x 9' 10" (3.73m x 2.99m)

Bedroom three is another double bedroom with space for freestanding furniture. There is a ceiling light point, a radiator, a double-glazed window to the front elevation taking advantage of pleasant views, and two loft hatches providing access to useful attic spaces.





HOUSE BATHROOM

11' 7" x 7' 3" (3.53m x 2.21m)

The house bathroom is a generous space, furnished with a four-piece suite comprising a corner, multi-jet panel bath with showerhead mixer tap, a low-level WC with push-button flush, a pedestal wash hand basin, and a fixed frame, quadrant-style shower cubicle with thermostatic rainfall showerhead and separate handheld attachment. There is tiling and panelling to the walls and splash areas, an exposed timber beam to the ceiling, a ceiling light point, a radiator, and a double-glazed window with obscure glass and tiled sill to the rear elevation. Please note that the bathroom could be separated into two rooms to create en-suite shower room facilities for the principal bedroom.

EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a driveway which leads to a gravelled hardstanding providing off-street parking for multiple vehicles, as well as ample turning space. There is also a concrete hardstanding ideal for housing a motorhome. The front garden could be utilised as a patio area, with ample space for sitting out and adding pots and plants, and there are fenced boundaries, an external tap, external security lights, and a gate which leads to a pedestrian right of access to the side and rear of the property.

REAR GARDEN

Externally to the rear, the property benefits from a low maintenance and enclosed cottage garden which features a gravelled area and a well-stocked, raised flower and shrub bed with fenced boundaries.

DRIVEWAY

3 Parking Spaces





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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