10 Woodlands Road, Lepton HD8 0HT

OFFERS IN THE REGION OF
£350,000

** NO CHAIN** IMMACULATELY PRESENTED, THIS FANTASTIC THREE BEDROOM DETACHED FAMILY HOME HAS BEEN EXTENDED AND BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION THROUGHOUT, A BEAUTIFULLY LANDSCAPED REAR GARDEN AND A RESIN DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C.

PAISLEY PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. There is space for freestanding furniture, a staircase with a timber balustrade ascends to the first floor and doors lead through to the living room and dining kitchen. Two understairs cupboards provide storage and one houses the alarm system.

LIVING ROOM 14'10" max x 12'4" max

This well presented lounge has a marble fire place and hearth housing an electric feature fire. The room is flooded with natural light courtesy of the front window, ample room for furniture and a door leads through to the entrance hallway.

BREAKFAST KITCHEN 17'1" max x 12'1" max

This fabulous breakfast kitchen really is the heart of the home and is ideal for those who like to host gatherings and entertain family and friends. The kitchen area is fitted with a range of cream gloss wall and base units with under counter lighting and heating, contrasting work surfaces with matching upstands and a composite sink and drainer with mixer tap over. A central island with a granite worktop houses a four ring induction hob with extractor above and provides space for informal dining and storage. Integrated appliances include a double oven, wine cooler and a dishwasher. There is space for an American style fridge freezer. Dual aspect windows and a Velux flood the room with natural light and there are spot lights to the ceiling. Doors open to the utility room, dining room/sun room and back through to the entrance hallway. An external door opens to the rear garden.

DINING ROOM / SUN ROOM 17'11" max 10'1" max

This versatile space is currently used as a dining room and a sun room with lovely views out over the garden. This room could also lend itself to a home office, play room or hobby room if desired. A sliding door opens to the breakfast kitchen.

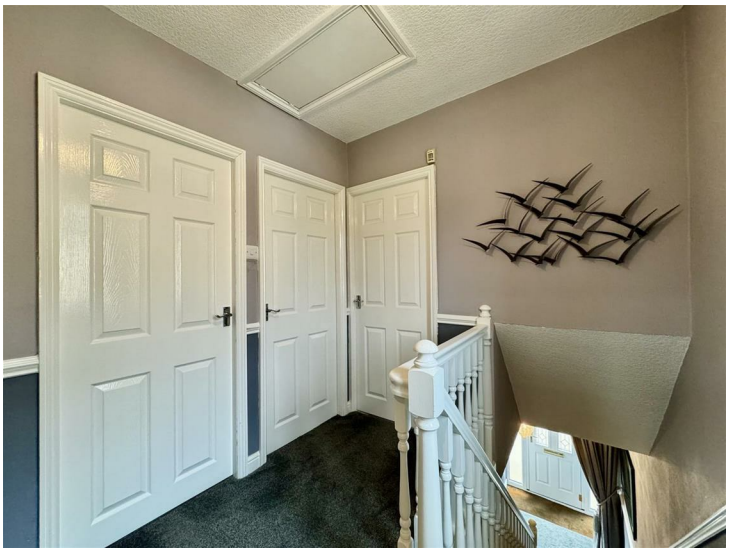
UTILITY ROOM 8′8″ max x 5′5″ max

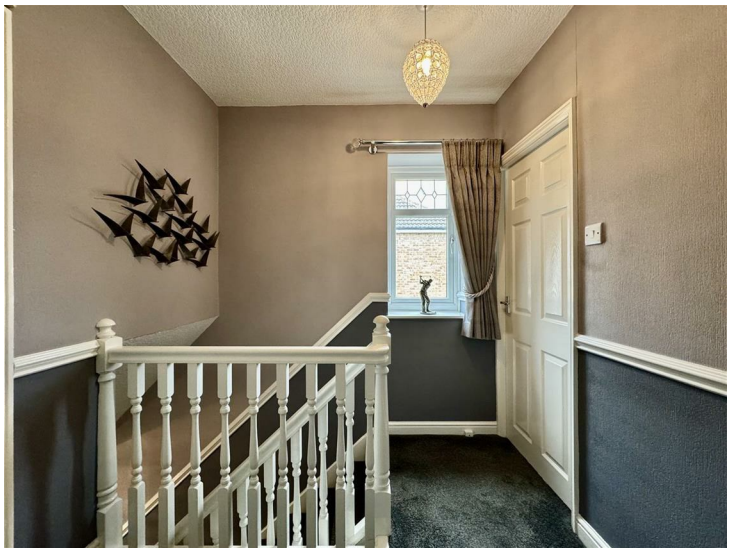
Neatly positioned off the breakfast kitchen, the utility room houses the boiler, offers fitted cabinetry which has space for household items, plumbing for a washing machine and space for a tumble dryer. Vinyl flooring flows underfoot there is a side obscure window. A door opens to the ground floor W.C.

GROUND FLOOR W.C 6'7" max x 2'3" max

Conveniently placed is the ground floor W.C which is fully tiled, has a wall hung wash basin with mixer tap and a low level W.C. There are spotlights to the ceiling and contrasting tile underfoot.

FIRST FLOOR LANDING





Stairs ascend from the entrance hallway to the first floor landing which has a side facing window, doors lead to three bedrooms, the house shower room and a hatch gives ladder access to the loft.

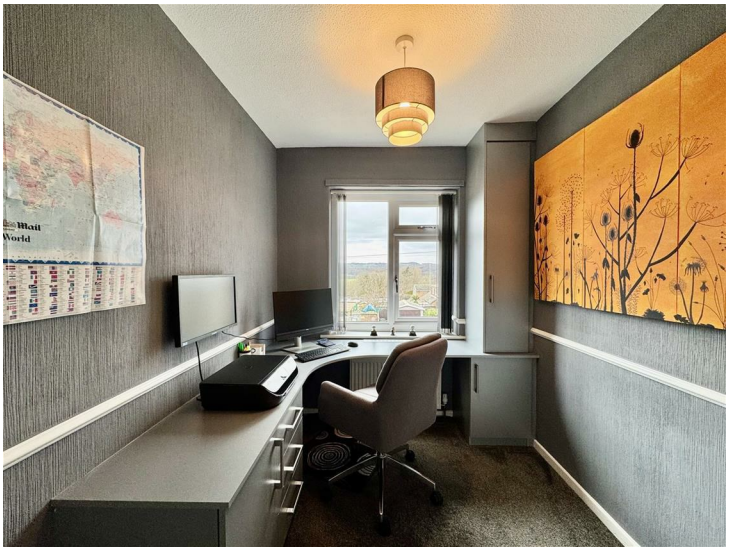
BEDROOM ONE 12′7″ max x 11′8″ max

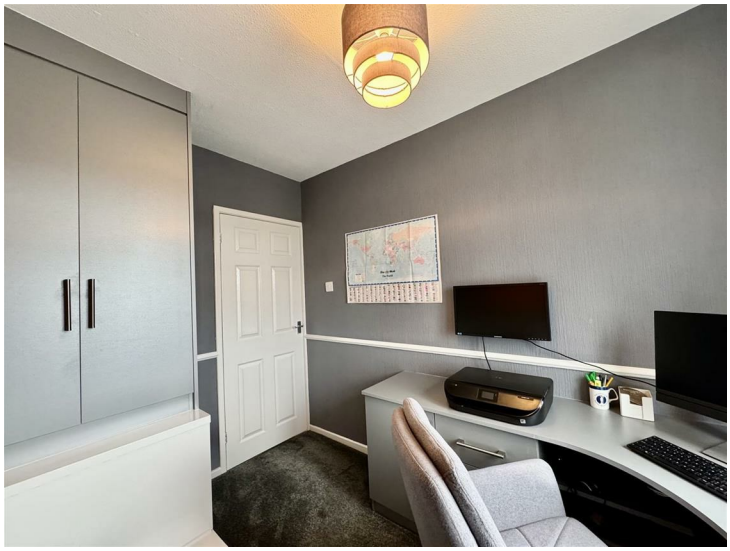
This superb double bedroom is positioned at the front of the property with pleasant far reaching views over the Woodsome Valley. The room benefits from a bank of fitted wardrobes, drawers and overhead storage. A door leads to the landing.

BEDROOM TWO 11′8″ max x 10′5″ max

Another well presented double bedroom with wonderful views over the rear garden. The room benefits from a bank of recently fitted sliding wardrobes, drawers and overhead storage and a door leads to the landing.

BEDROOM THREE 9′3″ max x 6′5″ max





This bright single bedroom is currently used as a home office with a fitted desk, drawers and a bulk head storage cupboard. Again having far reaching views from its window and a door leads to the landing.

SHOWER ROOM 8′8″ max x 6′4″ max

This spacious shower room is fully tiled and benefits from a double walk in waterfall shower with a glass screen and attractive tile splash, a circular porcelain hand wash basin with mixer tap sat on a vanity unit, low level W.C, a chrome towel radiator, space for freestanding storage, a large Velux window and spot lights to the ceiling.

REAR GARDEN

Beautifully landscaped by the current owner, this generous size rear garden has an outside tap, electric point and is enclosed by well maintained hedging. Offering a range of spaces to enjoy, a resin patio ideal for outdoor dining, artificial lawn and a great sized feature patio with ample room for garden furniture, a potting shed and a timber outbuilding. A timber gate gives access to the front of the property.

EXTERNAL FRONT AND DRIVEWAY

This good size resin driveway provides parking for multiple vehicles and has ample space for decorative pots/planters. A timber gate opens to the rear garden and a garage provides storage to the front with power, light and an electric door. (10′7″ x 8′8″)

***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

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.

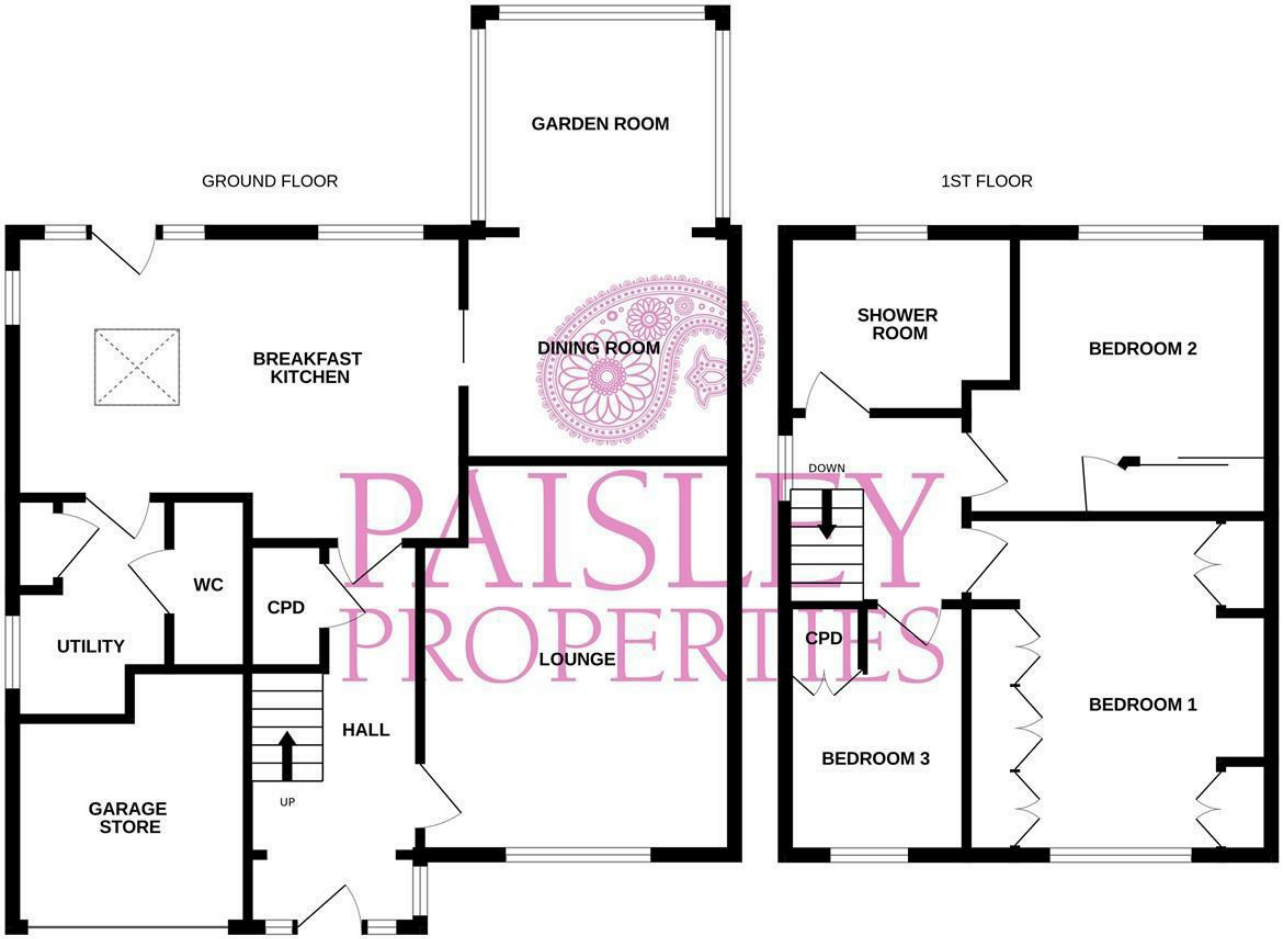
AGENT NOTES

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.



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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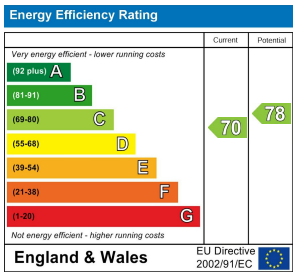

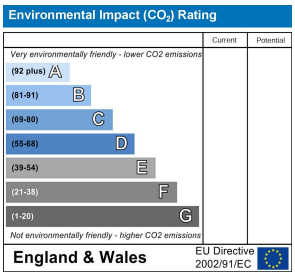

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