

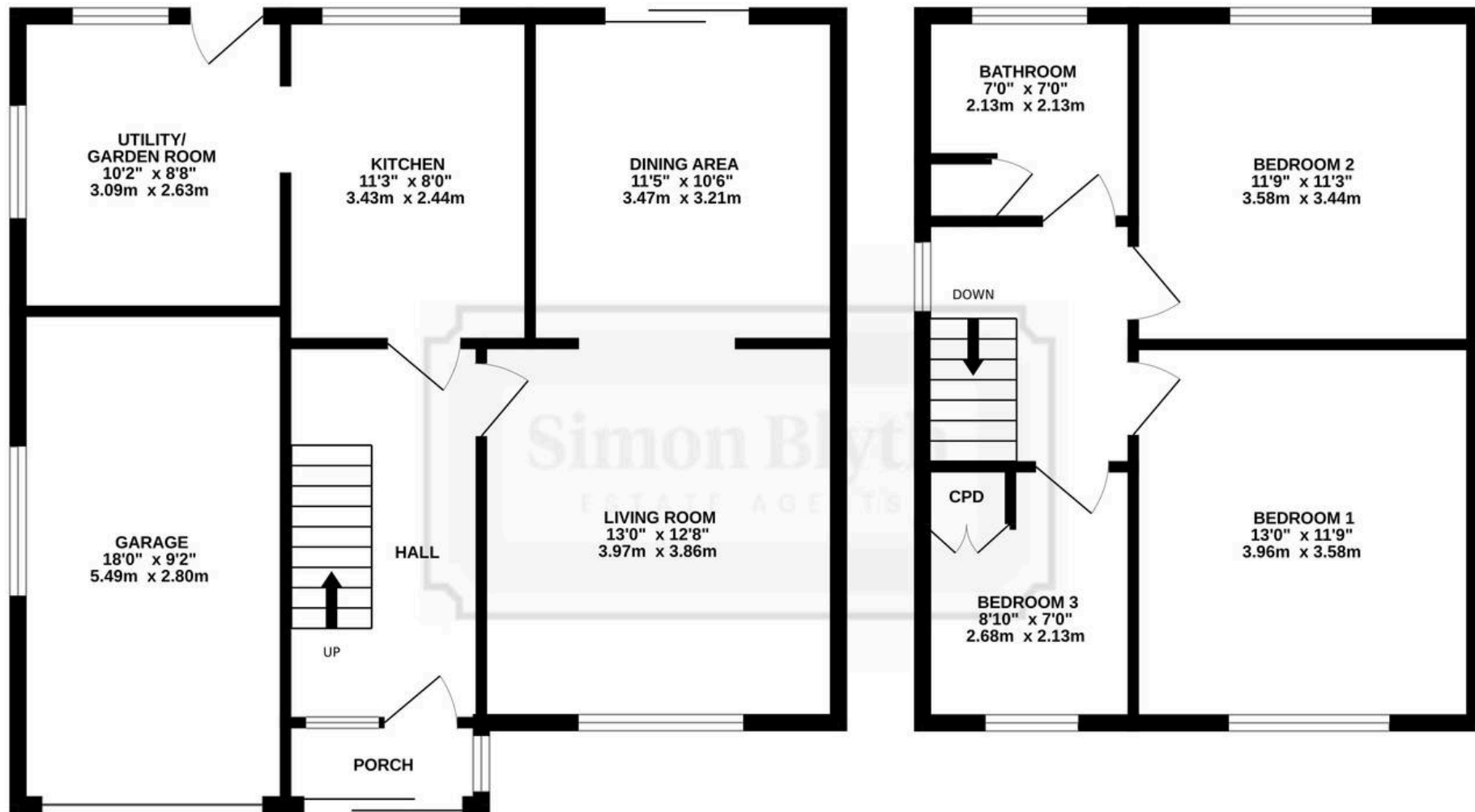


**Woodlands Road, Lepton**  
Huddersfield, HD8 0HT

Offers in Region of **£325,000**

GROUND FLOOR

1ST FLOOR



WOODLANDS ROAD

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## 20 Woodlands Road

Lepton, Huddersfield, HD8 0HT

OCCUPYING AN ELEVATED POSITION IS THIS THREE BEDROOM, DETACHED FAMILY HOME. SITUATED IN THE POPULAR VILLAGE OF LEPTON AND BOASTING PANORAMIC VIEWS ACROSS THE VALLEY, OPEN-PLAN LIVING/DINING ROOM, LOW MAINTENANCE GARDENS AND ATTACHED GARAGE. THE PROPERTY IS LOCATED IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises entrance porch, entrance hall, open-plan living/dining room, kitchen and utility room/craft room to the ground floor. To the first floor are three bedrooms and the house bathroom. Externally, there is a driveway to the front leading to the attached garage, with low maintenance flagged garden to the front, and to the rear is an enclosed low maintenance garden with flagged patio areas and mature flower and shrub beds.

Tenure Freehold.

Council Tax Band D.

EPC Rating D.



## GROUND FLOOR

### ENTRANCE PORCH

Enter into the property through a double-glazed, sliding, patio-style door into the entrance porch, which features tiled flooring, a double-glazed window to the side elevation, and a multi-panel timber and glazed door with obscure glazed inserts leading into the hallway. The porch offers fabulous views across the valley.

### ENTRANCE HALL

The entrance hall enjoys a great deal of natural light courtesy of a bank of obscure glazed windows to the front elevation, providing borrowed light from the entrance porch. A staircase with wooden banister and cast-iron balustrade rises to the first floor, and there is decorative coving to the ceiling, two wall light points, a radiator, and doors providing access to the kitchen and the open-plan living dining room.

### OPEN-PLAN LIVING DINING ROOM - LIVING AREA

13' 0" x 12' 8" (3.96m x 3.86m)

The living dining room is a generously proportioned reception room which features a double-glazed bank of windows to the front elevation, providing fantastic views across the valley. The current vendors have grown the hedges to the front of the property for additional privacy, but these could be reduced to open up the view tremendously. The living area features decorative coving to the ceiling, a central ceiling light point, a radiator, and the focal point of the room is the living flame effect gas fireplace set upon a stone hearth with stone surround. A unique, half-arch doorway then proceeds seamlessly into the dining area.





**OPEN-PLAN LIVING DINING ROOM - DINING AREA**

11' 5" x 10' 6" (3.48m x 3.20m)

The dining area features decorative coving to the ceiling, a central ceiling light point, a radiator, and double-glazed sliding patio doors providing access to the rear garden.

## KITCHEN

11' 3" x 8' 0" (3.43m x 2.44m)

The kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap. There are built-in appliances, including a four-ring ceramic hob with cooker hood over and a waist-level Bosch double oven. There is space and provisions for an under-counter fridge and under-counter freezer unit, glazed display cabinets, and tiling to splash areas. Additionally, there is a bank of double-glazed windows to the rear elevation, a ceiling light point, and laminate flooring. An arched doorway then proceeds into the utility / craft room.

## UTILITY / CRAFT ROOM

10' 2" x 8' 8" (3.10m x 2.64m)

This versatile space could be utilised in a variety of ways. To the back of the room is a bank of fitted base units with rolled-edge work surface over and space and provisions for an automatic washing machine and tumble dryer. There is a recessed light to the ceiling, laminate flooring, dual-aspect double-glazed windows to the side and rear elevations, a radiator, and an external PVC door providing access to the rear garden. This area could be utilised as a home office or perhaps as an additional reception area, such as a family room or snug.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There are doors providing access to three bedrooms and the house bathroom, a double-glazed window to the side elevation, decorative coving to the ceiling, a ceiling light point, a loft hatch with dropdown ladder providing access to a useful attic which is boarded and has a light point in situ, and a wooden banister with cast-iron balustrading over the stairwell head.

### **BEDROOM ONE**

13' 0" x 119' 0" (3.96m x 36.27m)

Bedroom one is a particularly light and airy double bedroom with ample space for freestanding furniture. There is a central ceiling light point, a radiator, and a bank of double-glazed windows to the front elevation which offer breath-taking, panoramic views far into the distance and towards Castle Hill.

### **BEDROOM TWO**

11' 9" x 11' 3" (3.58m x 3.43m)

Bedroom two is currently utilised as a home office but can accommodate a double bed with ample space for freestanding furniture. There is a double-glazed window to the rear elevation, ample plug points, a central ceiling light point, and a radiator.

### **BEDROOM THREE**

8' 10" x 7' 0" (2.69m x 2.13m)

Bedroom three can accommodate a single bed with ample space for freestanding furniture. There is a double-glazed window to the front elevation, taking full advantage of the elevated position of the property with superb open-aspect views. There is a central ceiling light point, a radiator, and a useful fitted cupboard over the bulkhead for the stairs for additional storage.





#### **HOUSE BATHROOM**

7' 0" x 7' 0" (2.13m x 2.13m)

The house bathroom features a white three-piece suite comprising a P-shaped panel bath with thermostatic shower over, separate handheld attachment and curved shower guard, a low-level WC with push-button flush, and a wall-hung wash hand basin with chrome monobloc mixer tap. There is tiling to the walls, tiled flooring, a panelled ceiling with inset spotlighting, a double-glazed window with obscure glass to the rear elevation, and a chrome ladder-style radiator. Additionally, there is a useful toiletry cupboard which historically housed the hot water cylinder, however the property now benefits from a central heating combination boiler.

## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a resin driveway which leads to the attached garage. The front garden is low maintenance and particularly private, as it is elevated above the road and features mature hedging. There is a flagged patio which enjoys the sun throughout the majority of the day and offers fantastic, open-aspect views far across the valley. There are flowers and shrubs, and ample space for potted plants.

### REAR GARDEN

Following a pathway down the side of the property, you reach a bin store and a gate which encloses the rear garden. Externally to the rear, the property features a low maintenance and enclosed garden with mature flowers and shrubs, well-stocked beds, part-walled and part-fenced boundaries, and two patio areas ideal for al fresco dining and barbecuing. There is an external light and an external tap.

### GARAGE

Single Garage

The garage features an electric, sectional, Ryterna door, lighting and ample plug points in situ, a double-glazed window to the side elevation providing natural light, and the garage houses the wall-mounted Worcester-Bosch combination boiler. There is a cold water tap and fitted shelving for additional storage.



## **VIEWING**

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

## **BOUNDARY OWNERSHIP**

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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.**

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## **OFFICE OPENING TIMES**

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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