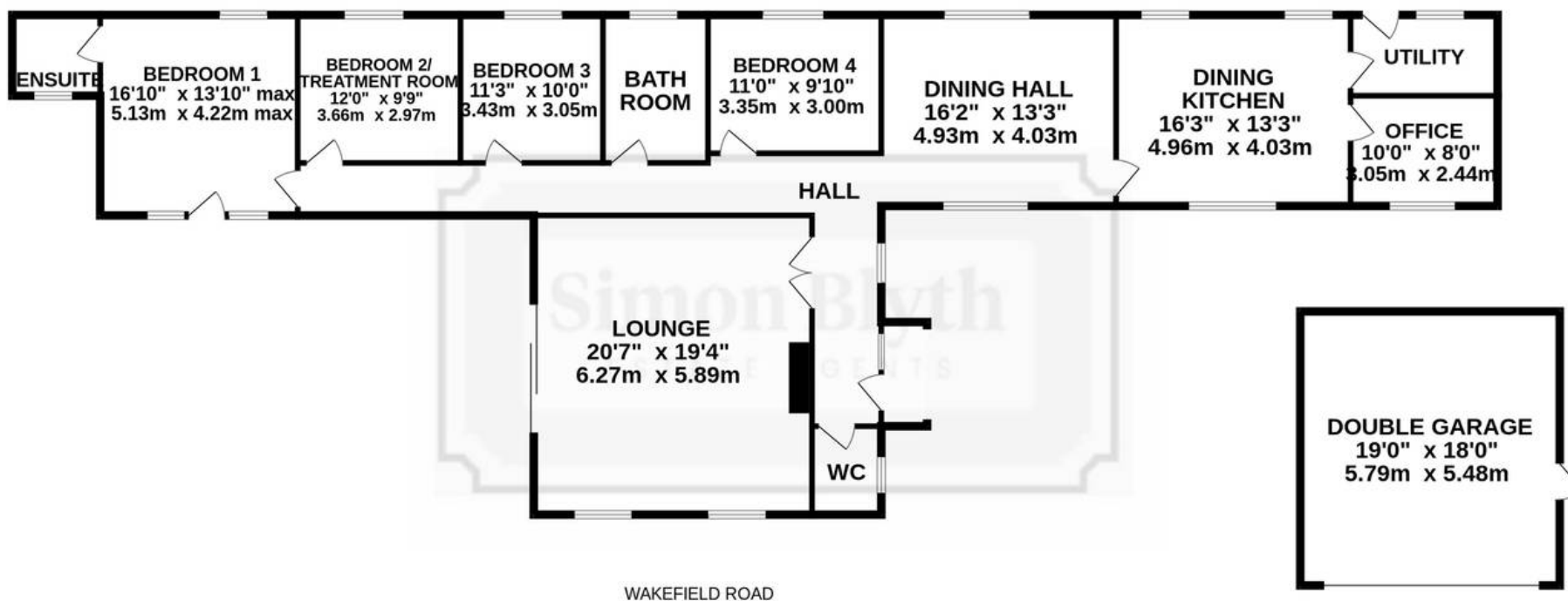




## The Willows, Wakefield Road, Lepton

Huddersfield, HD8 0LX

Offers in Region of **£750,000**



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## The Willows

160 Wakefield Road, Lepton,  
Huddersfield, HD8 0LX

THE WILLOWS OCCUPIES A SUPERB POSITION WITH GENEROUS GARDENS AND IS SITUATED IN THE AFFLUENT VILLAGE OF LEPTON. THIS SPACIOUS TRUE BUNGALOW BOASTS FOUR/FIVE DOUBLE BEDROOMS, TWO RECEPTION ROOMS, A DETACHED DOUBLE GARAGE, AND WITH GARDENS AND GROUNDS APPROACHING 0.85 ACRES. THE PROPERTY ALSO BENEFITS FROM PLANNING PERMISSION FOR ERECTION OF A SINGLE STOREY EXTENSION AND CONVERSION OF THE DETACHED GARAGE. VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE VERSATILE ACCOMMODATION, BEAUTIFUL VIEWS AND FABULOUS GARDENS ON OFFER.

The property accommodation briefly comprises entrance hall, separate WC, spacious lounge, dining hall, open-plan dining kitchen, utility room, home office/bedroom five, four further double bedrooms and the house bathroom. Bedroom one also benefits from an en-suite shower room. Externally, the property is approached by a tarmac driveway providing off-street parking for multiple vehicles and leading to a detached double garage. The gardens of The Willows are laid predominantly to lawn and have historically been utilised as paddocks for equine facilities, with well-stocked flower and shrub beds, and mature hedged and tree lined boundaries.

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



## GROUND FLOOR

### ENTRANCE HALL

37' 4" x 8' 10" (11.38m x 2.69m)

Enter into the property through a multi-panel timber front door with adjoining double-glazed window. The entrance hall features a double-glazed window offering pleasant views onto the front garden, a ceiling light point, a radiator, a multi-panel door proceeding to the separate WC, and twin multi-panel timber doors providing access to the spacious lounge. The entrance hall then proceeds to the inner hallway which then provides access to the bedroom and bathroom accommodation, as well as proceeding into the formal dining room.

### SEPARATE WC

4' 9" x 6' 3" (1.45m x 1.91m)

The separate WC features a modern two-piece suite comprising a low-level WC with push-button flush and concealed cistern which incorporates a broad wash hand basin with cascading waterfall mixer tap and vanity cupboards beneath. There is attractive tiled flooring, tiling to the walls, a double-glazed window with obscure glass to the front elevation, a ceiling light point, and a radiator.

### LOUNGE

20' 7" x 19' 4" (6.27m x 5.89m)

The lounge is a generously proportioned reception room which enjoys a great deal of natural light cascading through dual-aspect windows, including banks of double-glazed mullioned windows to the side elevation and sliding patio doors providing access to the rear garden. There is a fabulous, exposed timber beam to the ceiling, three wall light points, two ceiling light points, and the focal point of the room is the fabulous stone fireplace with decorative open fire set upon a natural slate tiled hearth.





#### DINING HALL

16' 2" x 13' 3" (4.93m x 4.04m)

The dining hall boasts an impressive vaulted ceiling with exposed timber truss and beams on display, and dual-aspect banks of windows to either side elevation providing pleasant views onto the gardens and grounds. There are two wall light points, two light points attached to the timber truss, a radiator, and a beautiful, exposed brick wall. A multi-panel door then proceeds into the open-plan dining kitchen.

### OPEN-PLAN DINING KITCHEN

16' 3" x 13' 3" (4.95m x 4.04m)

The dining kitchen has dual-aspect banks of windows to either side elevation, providing a great deal of natural light and pleasant views onto the gardens, as well as tiled flooring, inset spotlighting, a radiator, and multi-panel doors providing access to the utility room and home office. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half-bowl, composite sink and drainer unit with chrome mixer tap. There are built-in appliances including a four-ring gas hob with integrated cooker hood over and a double oven, as well as space for a tall standing fridge freezer and integrated dishwasher. There is tiling to splash areas, under-unit lighting, glazed display cabinets and shelving.

### UTILITY ROOM

5' 6" x 10' 0" (1.68m x 3.05m)

The utility room features a continuation of the attractive tiled flooring from the dining kitchen, as well as a double-glazed window with leaded detailing to the side elevation and a double-glazed, composite, stable-style external door. There is a ceiling light point, a radiator, plumbing for a washing machine and space for a tumble dryer, and it houses the wall-mounted combination boiler.

### HOME OFFICE

10' 0" x 8' 0" (3.05m x 2.44m)

This versatile room can be utilised in a variety of ways and features a bank of double-glazed windows to the side elevation with views onto the gardens, a ceiling light point, a radiator, and tiled flooring.





### **BEDROOM ONE**

16' 10" x 13' 10" (5.13m x 4.22m)

Bedroom one is a generously proportioned, light and airy double bedroom which benefits from an array of fitted furniture including fitted wardrobes with overhead cabinets, a further bank of floor-to-ceiling fitted wardrobes and a dressing table with drawer units. There is a double-glazed external door with adjoining windows to the side elevation, an additional window with leaded detailing, a ceiling light point, two radiators, and a multi-panel door providing access to the en-suite shower room.

### **BEDROOM ONE EN-SUITE SHOWER ROOM**

The en-suite shower room features a contemporary three-piece suite comprising a low-level WC with concealed cistern and push-button flush, a broad wash hand basin with chrome monobloc mixer tap and vanity cupboards beneath, and a fixed frame shower cubicle with thermostatic rainfall showerhead and multi-jet function. There is attractive tiling to the walls, inset spotlighting, a chrome ladder-style radiator, a shaver point, and a double-glazed window with obscure glass to the side elevation.



### BEDROOM TWO

12' 0" x 9' 9" (3.66m x 2.97m)

Bedroom two is a double bedroom which benefits from a bank of fitted furniture including wardrobes, a dressing table with drawer unit beneath and overhead cabinets. The room features a radiator, a central ceiling light point and a bank of double-glazed windows which provide pleasant views onto the gardens.

### BEDROOM THREE

11' 3" x 10' 0" (3.43m x 3.05m)

Bedroom three is a double bedroom which benefits from fitted furniture including fitted wardrobes with a dressing table, drawer units and overhead cabinets and a matching bedside cabinet with corner storage unit. There is a ceiling light point, a radiator, and a double-glazed window to the side elevation.

### BEDROOM FOUR

11' 0" x 9' 10" (3.35m x 3.00m)

Bedroom four can accommodate a double bed and benefits from fitted furniture which includes wardrobes with overhead cabinets and matching bedside drawer units with glazed display shelving, plus an additional bank of fitted wardrobes with dressing table/desk and drawer units. There is a ceiling light point, a double-glazed bank of windows to the side elevation and a radiator.

### HOUSE BATHROOM

10' 9" x 7' 3" (3.28m x 2.21m)

The house bathroom features a modern three-piece suite comprising a corner panel bath with showerhead mixer tap, a low-level WC with push-button flush, and a broad wash hand basin set upon a freestanding vanity drawer unit with chrome monobloc mixer tap. There is attractive tiling to the walls, inset spotlighting to the ceiling, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the side elevation.





## EXTERNAL

### FRONT GARDEN

Externally, The Willows is approached via a private, tarmacadam driveway off Wakefield Road which provides ample space for parking and turning. To the left of the driveway is a substantial flat lawn garden with mature flower, tree and shrub beds. The driveway then proceeds to the detached double garage. Immediately to the front of the property, the gardens are enclosed and there is an additional lawn area to the side which benefits from a mature, privacy-bearing conifer boundary and a flagged pathway proceeding down the side of the property. The front gardens are laid predominantly to lawn with a pathway leading from the driveway to a door canopy, providing shelter by the front door. There is also a gravelled area and a hardstanding with space for a chicken coop.

### REAR GARDEN

The rear gardens are also enclosed and of a fabulous proportion. The gardens and grounds of the property have historically been utilised as equestrian paddocks. There is a substantial flagged patio ideal for al fresco dining and barbecuing, which then proceeds to a hardstanding with outdoor kennels. The rear gardens are laid predominantly to lawn with well-stocked flower, tree and shrub borders, enjoy fabulous, open-aspect views across the valley, and offer masses of opportunity for the growing family.

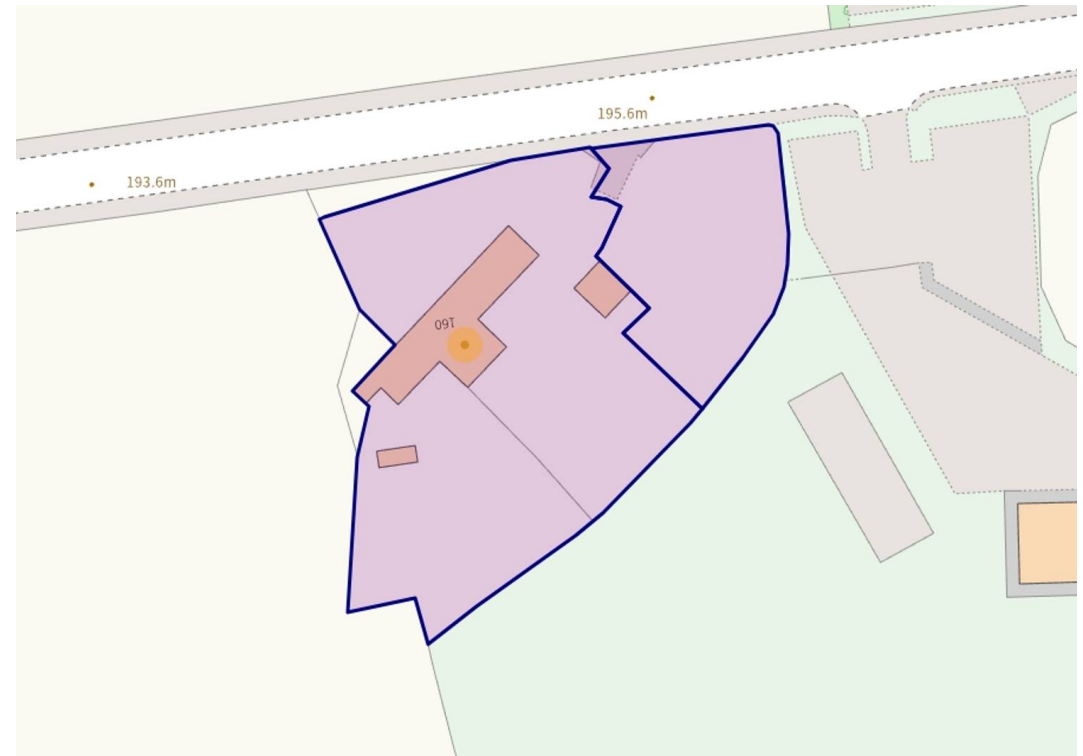


### Garage

Double Garage

### Driveway

4+ Parking Spaces



## ADDITIONAL INFORMATION

The property benefits from planning permission for erection of a single storey extension and alterations to detached garage to form garden room/office (2024/62/92045/W)

### 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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### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

7 DAYS A WEEK

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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