



£450,000

TENURE : FREEHOLD

Townend Lane, Lepton, HD8

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Prestigious and highly sought-after location

Stunning

uninterrupted countryside views

Beautifully landscaped front and rear gardens

Spacious and versatile living accommodation

Immaculately presented throughout

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349



Website: <https://movenowproperties.com>

MoveNowProperties are delighted to present this exceptional detached home, situated in one of the area's most sought-after locations. Perfectly balancing tranquillity and convenience, this beautifully presented residence boasts generous living spaces, elegant interiors, and breathtaking views over open countryside – all complemented by immaculately maintained gardens.

Full Description

Located in a prestigious setting with postcard-perfect vistas, this superb detached property offers spacious, light-filled accommodation and exceptional presentation throughout. Nestled in peaceful surroundings, you can enjoy picturesque walks from your doorstep while still being just a short distance from excellent local facilities.

Hallway

Stepping into the property via the entrance porch, you are welcomed into a practical space perfect for coats and shoes, ensuring the main living areas remain uncluttered. A further door opens to the spacious hallway, setting the tone for the home's warm and inviting atmosphere.

Kitchen – 3.48m x 5.34m

A beautifully appointed family dining kitchen, designed with both style and functionality in mind. Cream shaker-style units are paired with complementing work surfaces and a chic tiled splashback. Integrated appliances include a fridge freezer, dishwasher, and washing machine, with additional space for a range cooker. The generous layout easily accommodates a family dining table, making it an ideal hub for daily life. A door opens directly into the conservatory, creating a sociable flow for entertaining.

Conservatory – 2.21m x 3.55m

A standout feature of the home, the conservatory offers an idyllic space to relax and admire uninterrupted views of open countryside. Bright and airy, it's perfect for enjoying morning coffee or unwinding with a book, all while being surrounded by nature.

Dining Room – 4.13m x 3.57m

Formerly a bedroom, this elegant formal dining room has been enhanced with stylish Karndean flooring and patio doors fitted with shutters. These doors open onto the immaculate rear garden, seamlessly connecting indoor and outdoor dining. A staircase from this room leads to the first-floor bedrooms.

Lounge – 3.69m x 5.67m

An inviting and spacious lounge, bathed in natural light from a large picture window showcasing far-reaching views. Finished in calming neutral tones with a floral feature wall, the room is centred around a coal-effect gas fire with an elegant wood and polished marble surround, adding both warmth and sophistication.

Bedroom One – 3.56m x 4.2m

Located on the ground floor, this generously proportioned bedroom offers fitted furniture for ample storage and a peaceful atmosphere. A large window frames charming views of the front garden, enhancing the room's relaxing feel.

Bedroom Two – 4.87m x 3.87m

Set on the first floor, this spacious double bedroom benefits from eaves storage and plenty of room for freestanding furniture. Dual Velux windows flood the space with light while capturing stunning views of the surrounding fields.

Bedroom Three – 2.98m x 2.81m

A further double bedroom on the first floor, with a Velux window framing captivating countryside scenery.

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Bathroom

A contemporary bathroom, finished to an excellent standard and featuring a luxurious jacuzzi bath, vanity unit with sink, WC, and separate shower cubicle. Fully tiled for easy maintenance, with a chrome heated towel rail for added comfort.

Exterior

The property's kerb appeal is undeniable, with a manicured front garden, driveway parking for two cars, and a single garage fitted with an electric door. The landscaped rear garden is a true highlight, with lush lawns, well-stocked borders, and multiple patio areas ideal for alfresco dining. A dry stone wall frames the property, with open fields stretching beyond. A side access path leads to a storage shed, offering further practicality.

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band D

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

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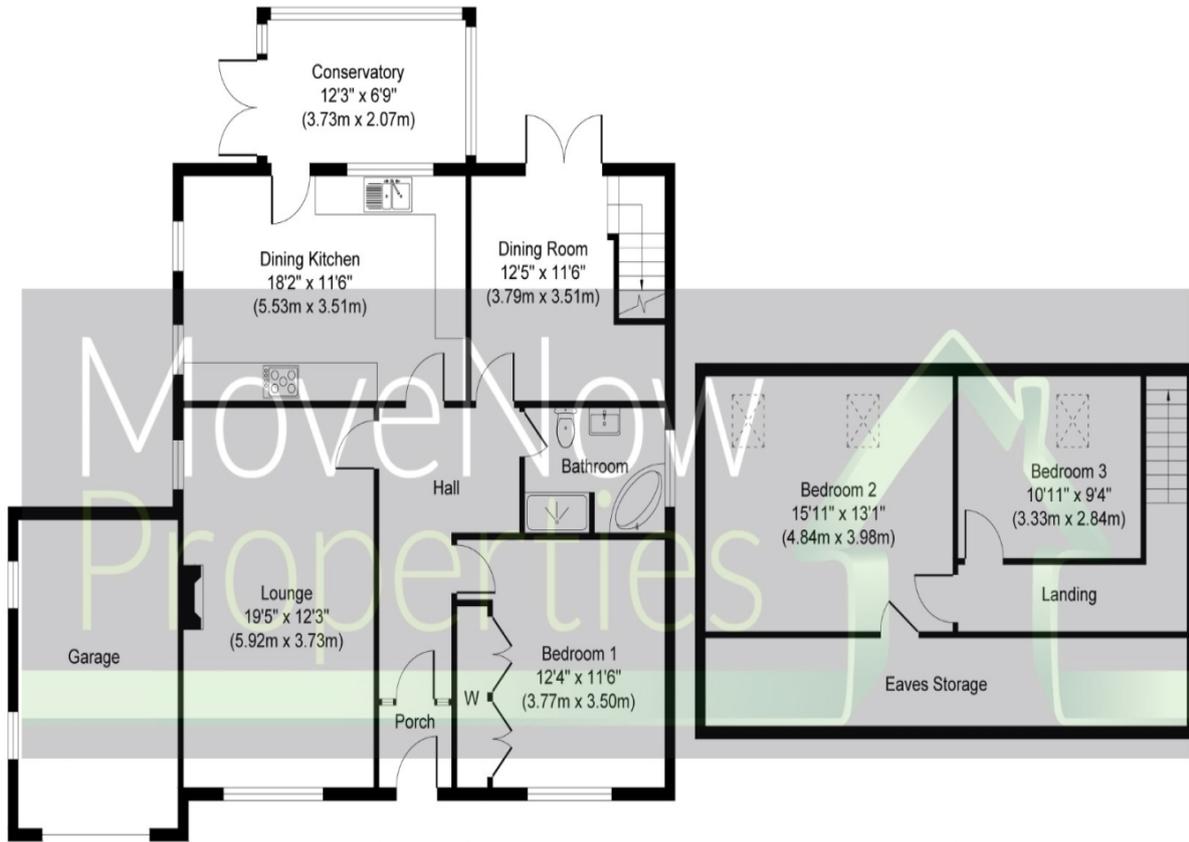




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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