



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Sorbus Way
Lepton, Huddersfield



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Offers In Region of £400,000

SITUATED ON AN ENVIABLE RESIDENTIAL DEVELOPMENT IN THE POPULAR VILLAGE OF LEPTON IS THIS FOUR BEDROOM DETACHED HOME. BOASTING THREE RECEPTION ROOMS PLUS A RECONFIGURED KITCHEN AREA CREATING A FABULOUS FAMILY LIVING SPACE. HAVING RECENTLY HAD A GOOD AMOUNT OF RENOVATION, THIS PROPERTY IS READY TO MOVE IN AND JUST TO PUT YOUR OWN STAMP ON THE DÉCOR. SORBUS WAY IS A QUIET CUL DE SAC IN THE HEART OF LEPTON WHICH IS WELL SERVED BY A RANGE OF LOCAL SERVICES AND AMENITIES INCLUDING HIGHLY REGARDED SCHOOLING AS WELL AS ACCESS TO THE M1 AND M62 MOTORWAY NETWORKS.

Entering to the front elevation, a reception hall has space to de robe, with access to a useful ground floor W.C which is well presented. A glazed doorway opens into the spacious sitting room, with double glazed window to the front elevation and central feature fireplace. An open arch leads into the dining room which further flows into the spacious conservatory stretching across the back of the property with French style patio doors opening into the rear garden. The dining room also leads into the kitchen, this spacious room is presented to a high standard with contemporary high gloss wall and base storage units topped with a Granite work surface, a central island creates a breakfast bar with additional storage on offer. Appliance wise, there is space provided for a range oven and an American fridge freezer which will be left in the house upon completion. Integrated appliances included are a dishwasher, washing machine, angled chrome and glass chimney extractor and a 1 1/2 ceramic sink and mixer tap.



A door way opens into the integral garage and a rear access door has two Velux lights above providing good levels of natural light.

To the first floor, a range of four spacious bedrooms are on offer. The front facing Principal bedroom boasts a range of fitted wardrobes whilst also having a three piece shower room en suite. Bedroom two is currently utilised as an additional reception room/gym with mirrored sliding wardrobes. A third double room is then to the rear, again with fitted furniture whilst bedroom four is currently utilised as an office space. The family shower room features a modern suite with useful vanity storage. Loft access on the landing has been widened and ladders fitted. The attic has been boarded out.

A new alarm system and cameras have been fitted.

Externally, a driveway provides ample parking for a range of vehicles with an electric car charger available, access is also presented to the integral single garage. The front garden is then laid to lawn with hedged boundaries. To the rear, a large patio area spans the width of the property with stairs leading to an elevated and enclosed lawn.

WHAT3WORDS

///things.gallons.cards

COUNCIL TAX

E

TENURE

Freehold

SERVICES

All main services available

EPC

TBC

AGENT NOTES

1.MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

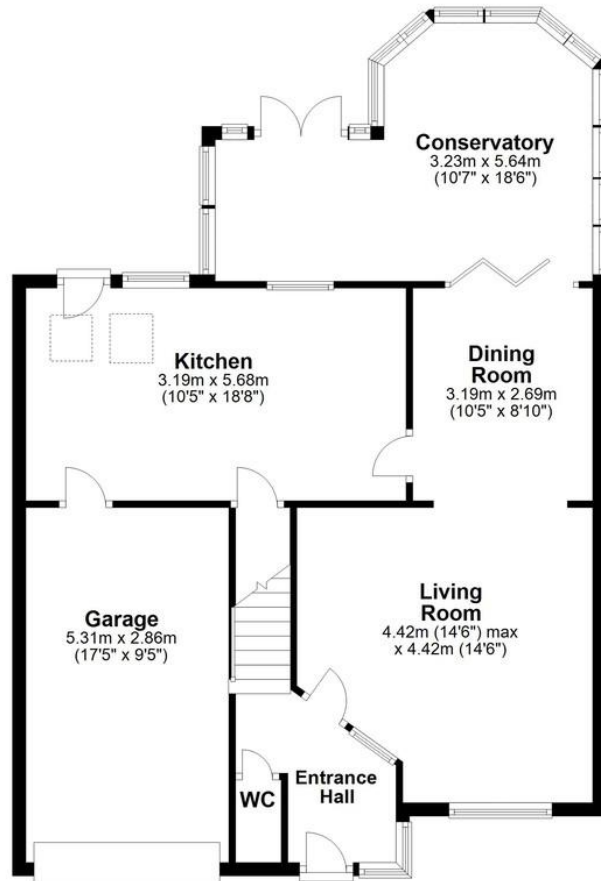
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



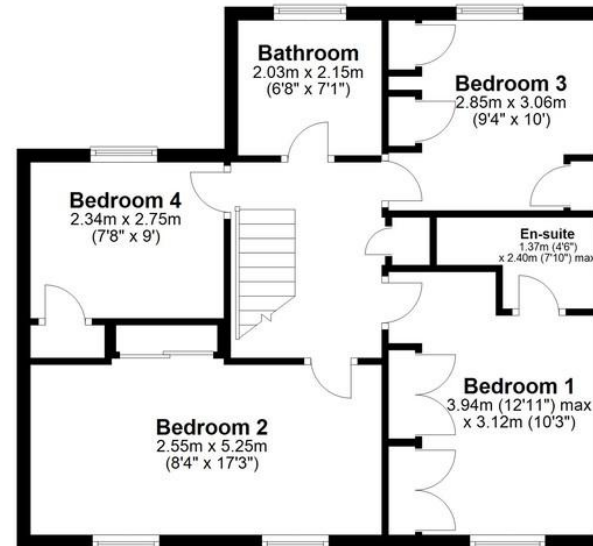
Ground Floor

Approx. 86.7 sq. metres (933.6 sq. feet)

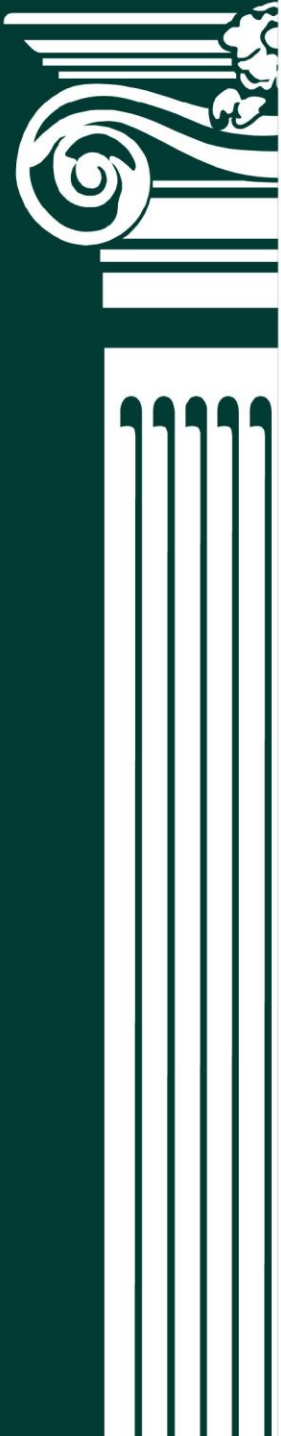


First Floor

Approx. 58.1 sq. metres (625.2 sq. feet)

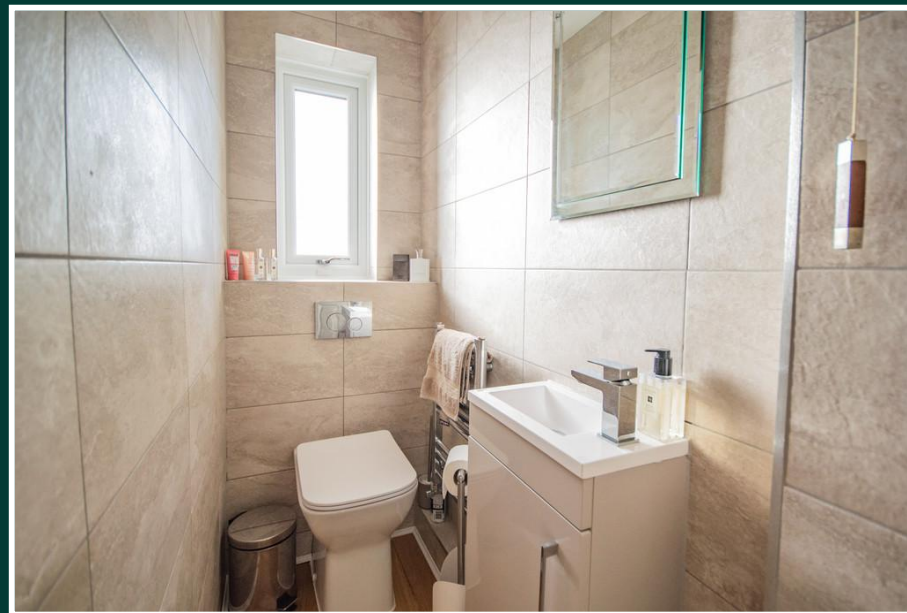


Total area: approx. 144.8 sq. metres (1558.8 sq. feet)

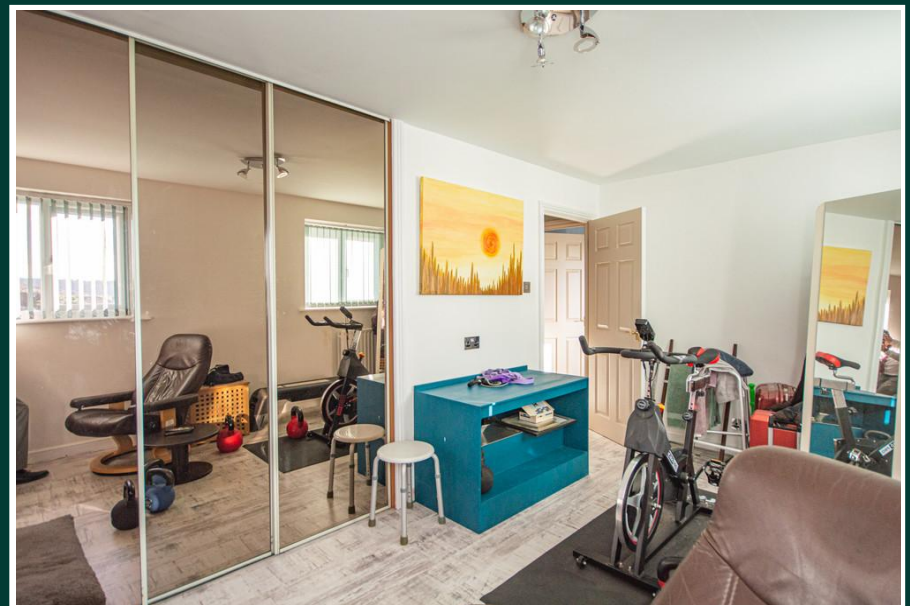




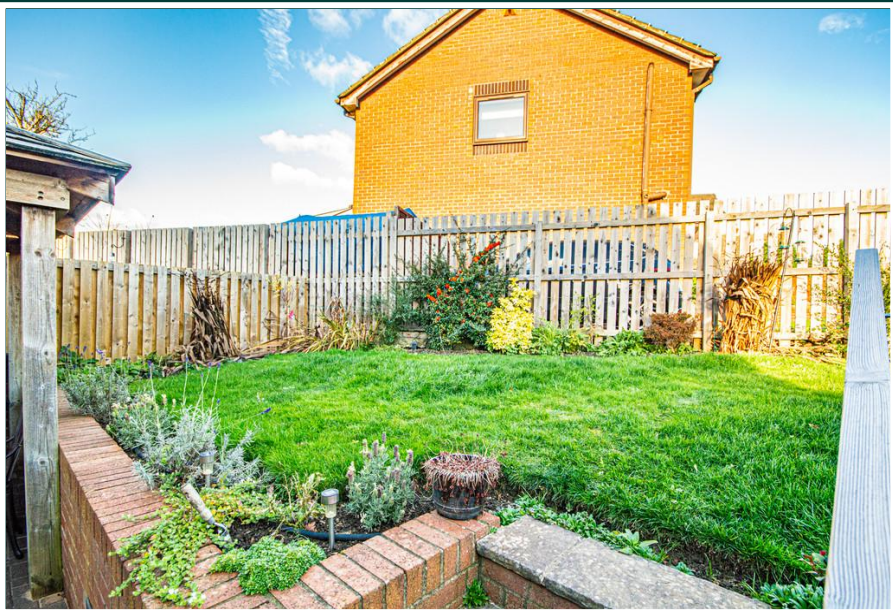
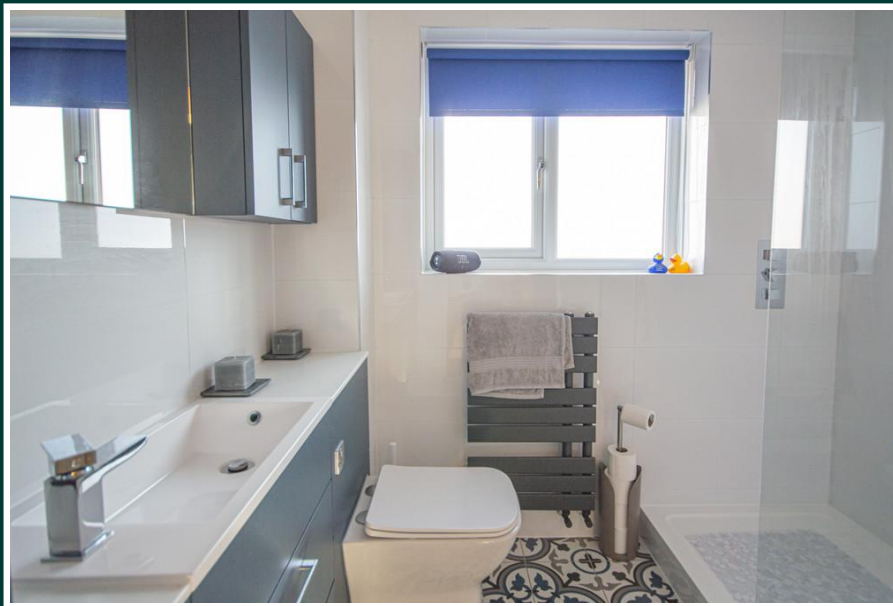
601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
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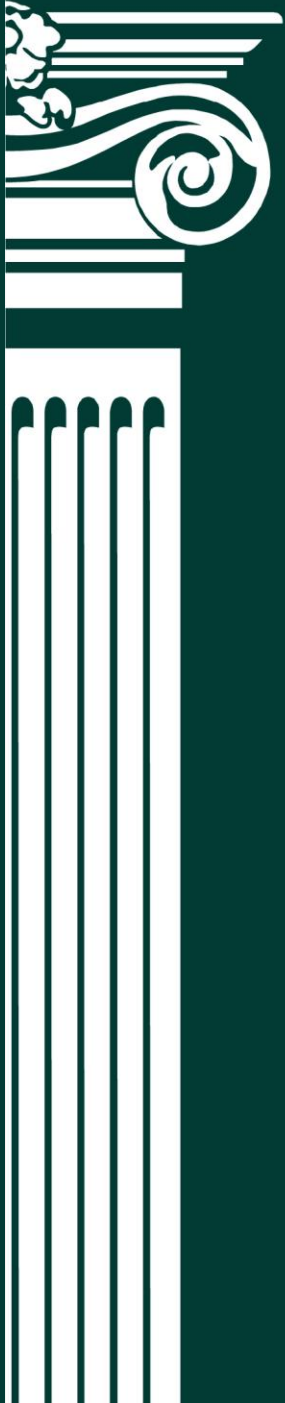


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