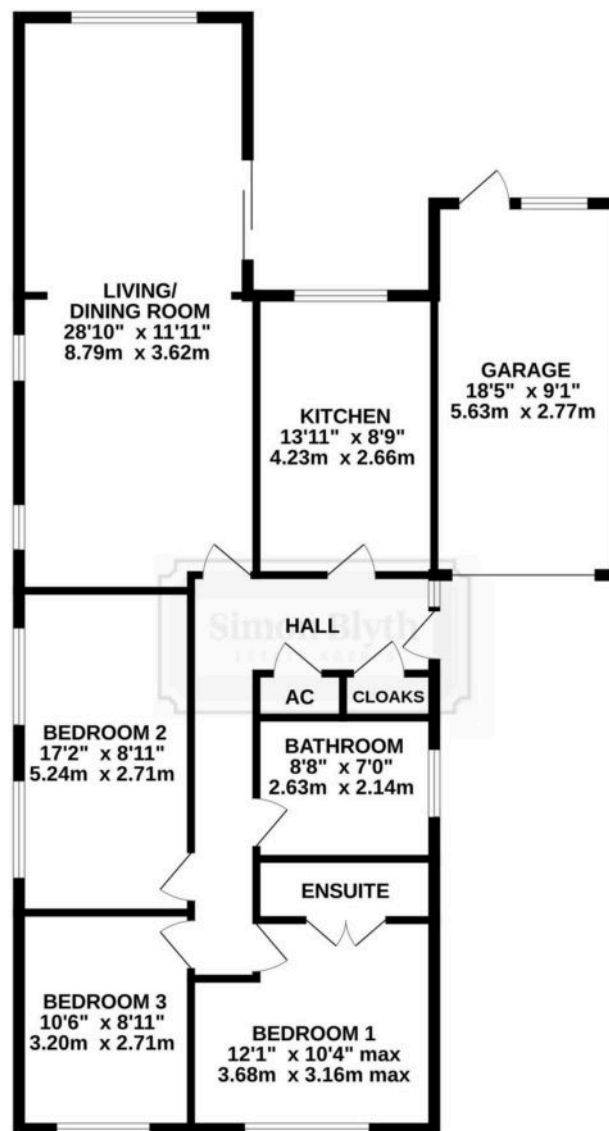




Lea Drive, Shepley
Huddersfield, HD8 8HA

Offers in Region of **£400,000**



LEA DRIVE

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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10 Lea Drive

Shepley, Huddersfield, HD8 8HA

OCCUPYING A FABULOUS PLOT IS THIS DETACHED, THREE BEDROOM, TRUE BUNGALOW SITUATED IN A QUIET CUL-DE-SAC SETTING IN THE SOUGHT AFTER VILLAGE OF SHEPLEY. BOASTING OPEN-PLAN LIVING/DINING ROOM, ATTACHED GARAGE AND SUPERB GARDENS. OFFERED WITH **NO ONWARD CHAIN** AND POSITIONED A SHORT DISTANCE FROM AMENITIES AND THE TRAIN STATION.

The accommodation briefly comprises of entrance hall, open-plan living/dining room, kitchen, three spacious bedrooms, house bathroom and the principal bedroom with en-suite shower room. Externally there is a generous garden to the front which is well stocked with mature flower and shrub beds and driveway leading to an attached single garage. To the rear is a flagged patio area, further lawn garden and pleasant views across the valley.

Tenure Freehold.

Council Tax Band D.

EPC Rating D.



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed PVC door with obscure and stained glass insets with leaded detailing from the side elevation. The entrance hall features an adjoining double-glazed window with obscure glass to the side elevation, decorative coving to the ceiling, a decorative dado rail, a radiator, two ceiling light points and a loft hatch providing access to a useful attic space. Oak doors lead into the breakfast kitchen, open-plan living dining room, three bedrooms, the bathroom and enclose a cloaks cupboard and an airing cupboard.

OPEN-PLAN LIVING DINING ROOM

28' 10" x 11' 11" (8.79m x 3.63m)

The living dining room is a generously proportioned reception room which is sectioned into two areas, the formal dining area having two double-glazed arched windows to the side elevation, decorative coving to the ceiling, a central ceiling light point, a radiator, and the focal point of the dining area is the living flame effect gas fireplace with tiled inset and hearth and ornate mantel surround. An arched doorway leads seamlessly into the lounge area, which enjoys a great deal of natural light cascading through dual-aspect windows including double-glazed sliding patio doors which lead out to the rear garden. There is decorative coving to the ceiling, a central ceiling light point, a radiator, and a television point.

BREAKFAST KITCHEN

13' 11" x 8' 9" (4.24m x 2.67m)

The breakfast kitchen features a wide range of fitted wall and base units with rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap. There is a breakfast peninsula for informal dining, space and provisions for a 7-ring range cooker, a tall standing fridge freezer unit, and plumbing and provisions for an automatic washing machine. There is display shelving, pull-out basket drawers, a decorative dado rail, tiling to the splash areas, a ceiling light point, two tall pantry cupboards, and a bank of double-glazed windows to the





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BEDROOM ONE

12' 1" x 10' 4" (3.68m x 3.15m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a central ceiling light point, a double-glazed bayed window to the front elevation, a radiator, and twin doors leading into the en-suite shower room.

BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite shower room features a modern, white, three-piece suite comprising a fixed frame shower cubicle with thermostatic shower, a broad wall-hung wash hand basin with chrome monobloc mixer tap, and a low-level WC with push-button flush. There is tiling to dado height and splash areas, inset spotlighting to the ceiling, an extractor fan, and a chrome ladder-style radiator.





BEDROOM TWO

17' 2" x 8' 11" (5.23m x 2.72m)

Bedroom two was historically two rooms but is now a generously proportioned double bedroom with ample space for freestanding furniture. There are two banks of windows to the side elevation, two ceiling light points and a radiator. The room could be reconfigured back into two separate bedrooms should it be required.

BEDROOM THREE

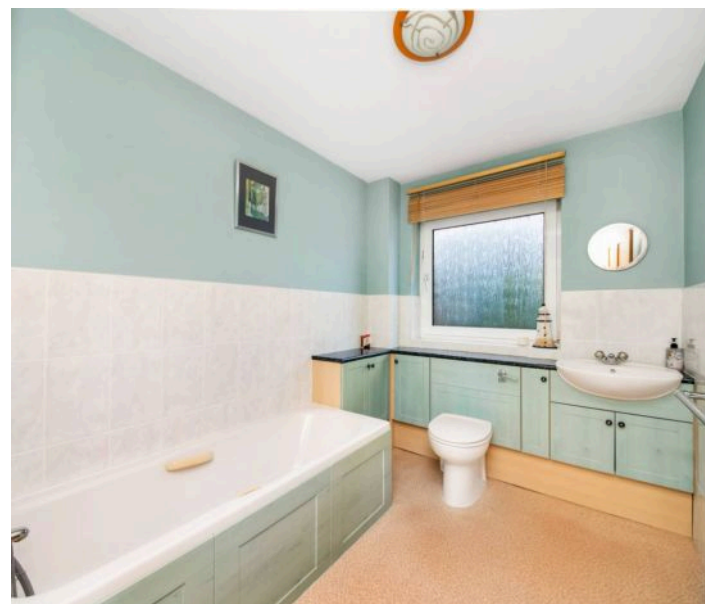
10' 6" x 8' 11" (3.20m x 2.72m)

Bedroom three is situated to the front of the property and can accommodate a double bed with ample space for freestanding furniture. There is a bank of windows to the front elevation, a central ceiling light point, laminate flooring, and a radiator.

HOUSE BATHROOM

8' 8" x 7' 0" (2.64m x 2.13m)

The house bathroom features a three-piece suite comprising a panel bath with showerhead mixer tap, a low-level WC with concealed cistern which incorporates various vanity units and a broad wash hand basin. There is tiling to splash areas, a ceiling light point, a radiator with chrome towel rail, and a double-glazed window with obscure glass and tiled sill to the side elevation.



SINGLE GARAGE

18'5" x 9'1"

The garage features an up-and-over door, lighting and power, fitted shelving, a double-glazed bank of windows to the rear elevation, and a double-glazed PVC pedestrian access door to the rear elevation.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tarmacadam tandem driveway which provides off-street parking for multiple vehicles and leads down the side of the property to an attached single garage. The front garden is laid predominantly to lawn with well-stocked flower and shrub beds and part-hedged boundaries. There is a gravelled hardstanding immediately to the front of the property which could be utilised as further off-street parking. Following the driveway down the side of the property, there is an external light and the main pedestrian access door into the property. A slate gravelled pathway leads down the side of the garage to a gate which encloses the rear garden.

REAR GARDEN

Externally to the rear, the property enjoys a mature and well-stocked garden which is laid predominantly to lawn and features fabulous flower, tree and shrub beds. There is a raised patio area ideal for al fresco dining and barbecuing, external lights, and part-fence and part-hedge boundaries. At the bottom of the garden is a particularly private and sheltered slate chipping hardstanding, where there is a timber and glazed potting shed with window openings and skylight window openings.

DRIVEWAY

3 Parking Spaces





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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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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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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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



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