

160 Wakefield Road,
Lepton HD8 0LX

£850,000



****NO ONWARD CHAIN** THIS STUNNING STONE BUILT FOUR BEDROOM DETACHED BUNGALOW IS SIMPLY BURSTING WITH BOTH CHARACTER AND FURTHER POTENTIAL WITH PLANNING PERMISSION ALREADY GRANTED FOR AN EXTENSION. BOASTING SPACIOUS ROOM SIZES THROUGHOUT AND THE MOST INCREDIBLE PLOT, DRIVEWAY & GARAGE, INTERNAL VIEWING IS HIGHLY RECOMMENDED. FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING D**

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 18'10" apx x 4'9" apx max

You enter the property through a dark wood part glazed door into a lovely welcoming entrance hallway. A door leads to the downstairs WC and a set of glazed double doors open to the lounge. The entrance hallway extends round into the main hallway and a doorway and two steps lead to the dining room.

DOWNSTAIRS WC 4'9" apx x 6'2" apx max

Handily located just inside the entrance to the property this contemporary guest WC is fitted with a grey gloss vanity unit incorporating a white hand wash basin with mixer tap, cupboards for storage and a concealed cistern WC. Cream tiles adorn the walls and there are complementary cream tiles underfoot. An obscure window allows natural light to enter and a door leads to the entrance hallway.

**LOUNGE 20'7" apx x 19'5" apx**

This magnificent lounge has a decorative fire basket set in a large stone built fireplace as a focal point and beams to the ceiling. Natural light cascades in from large windows looking out to the garden and a set of sliding patio doors which open to the garden bringing the outside in. There is ample space for lounge furniture. A set of internal glazed double doors open into the hallway.



DINING ROOM 13'1" apx x 16'2" apx

Flooded with natural light from windows to dual aspects this room is just bursting with character features having one original brick wall and roof timbers which were formerly installed in a local church. Spotlights to the beams and wall lights illuminate the room beautifully. A door leads to the kitchen.



DINING KITCHEN 13'3" apx x 16'2" apx

This farmhouse style kitchen which has a rustic exposed original brick wall has been recently updated and is fitted with sage green base and wall units, timber effect worktops, beige tiled splashbacks and a stone effect one and a half bowl sink and drainer with chrome mixer tap. Cooking facilities comprise of a four burner gas hob with extractor fan over and a double electric fan oven. Integrated appliances include a dishwasher and there is space for an American style fridge freezer too. Attractive wood effect ceramic tiles run underfoot and there are spotlights to the ceiling. Doors lead to the utility room, study/office and dining room.



STUDY / OFFICE 7'11" apx x 10'2" apx max

Enjoying views of the garden from its window, this versatile room would make a perfect home office/study or could serve as an extra bedroom if desired. Grey slate tiles run underfoot. A door leads to the dining kitchen.

UTILITY ROOM 5'6" apx x 10'0" apx

This functional room has space and plumbing for a washing machine and tumble dryer under a marble effect worktop. The property's central heating boiler is fitted in here too. Wood effect ceramic tiles run underfoot. There is a hatch offering loft access and a rear facing window. A timber stable style door leads out to the garden and an internal door leads to the dining kitchen.

HALLWAY 37'3" apx x 2'11" apx max

The hallway stretches the full length of the property from the dining room and is light and airy courtesy of windows looking out into the garden. Doors lead to the four bedrooms and house bathroom and a doorway leads to the dining room.

BEDROOM FOUR 9'9" apx x 12'0" apx

Positioned to the side of the property with a window looking out to the side garden, this good sized double bedroom benefits from mahogany effect built-in bedroom furniture and neutral décor. A door leads to the hallway.



BATHROOM 10'9" apx x 7'2" apx

This contemporary recently installed bathroom is fitted with a white suite comprising of a corner bath with shower attachment, a low-level WC and a large vanity wash stand with useful drawers for storing bathroom essentials and a ceramic wash basin with mixer tap. The walls are fully tiled with large modern cream tiles with a sparkly glass mosaic border. Cream wood effect laminate flooring runs under foot. An obscure window allows natural light to flood in and a door leads to the hallway.



BEDROOM THREE 9'10" apx x 10'11" apx max

Again located to the side of the property with a window looking out the side garden, this good sized double bedroom has white fitted bedroom furniture and neutral décor. A door leads to the hallway.

BEDROOM TWO 11'1" apx x 10'1" apx max

This third generous double bedroom has mahogany fitted bedroom furniture and a side facing window allowing natural light to enter. A door leads to the hallway.



BEDROOM ONE 13'10" apx x 16'6" apx max

Light and airy courtesy of not only patio doors leading out to the garden but also a side facing window too, this large master bedroom is fitted with a full range of white bedroom furniture. Doors lead to the hallway and the en suite.



EN SUITE 5'6" apx x 10'7" apx max

This contemporary ensuite shower room is fitted with a double walk in shower, a white gloss curved vanity wash basin with storage drawers and a low level WC. Large grey ceramic and attractive mirrored glass inset tiles adorn the walls, there are spotlights to the ceiling and a chrome heated towel radiator completes the scheme. An obscure window allows natural light to enter and a door leads to the bedroom.



FRONT, PARKING AND GARAGE 17'8" apx x 19'0" apx max

The property sits on an extremely large plot and is set along way from the road being accessed down a long driveway which opens out to create a parking area for multiple vehicles. A double garage with an electric roller shutter door, water, light and power offers many possibilities, it has a large side window and a personnel door allowing access to the garden too. Planning permission is already granted to be able to change this to a garden room / home office.





GARDENS

This unusually large plot allows gardens to encompass all sides of the property and is simply bursting with potential. Having patio areas perfect for al fresco dining and expanses of lawn with well established trees to the perimeter, an orchard area and expanses of lawn which has previously been a paddock perfect for grazing and stabling animals.







AERIAL VIEWS



MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band F

PROPERTY CONSTRUCTION: Standard brick and block - Stone

PARKING: Garage / Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes.

BUILDING SAFETY: There have been no structural alterations to the property during our vendor's ownership. and the relevant building regulation. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There is planning permission granted for an extension and change of use for the garage at the property. The plans and associated documents can be viewed on the Kirklees Planning Portal 2024/62/92045/W.

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000Mbps

ENVIRONMENT: There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES

Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

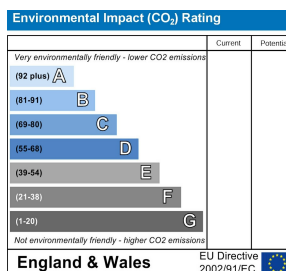
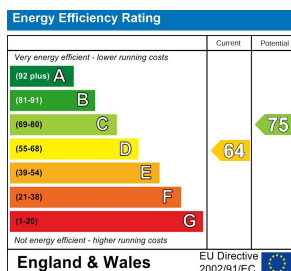
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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