

1 Grosvenor Way,  
Lepton HD8 0HD

OFFERS AROUND  
£195,000



SITUATED IN POPULAR LEPTON AND SAT ON A CORNER PLOT IS THIS THREE BEDROOM SEMI DETACHED PROPERTY WHICH IS IN NEED OF SOME MODERNISATION, BOASTS SPACIOUS LIVING ACCOMMODATION THROUGHOUT, GENEROUS GARDENS AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.

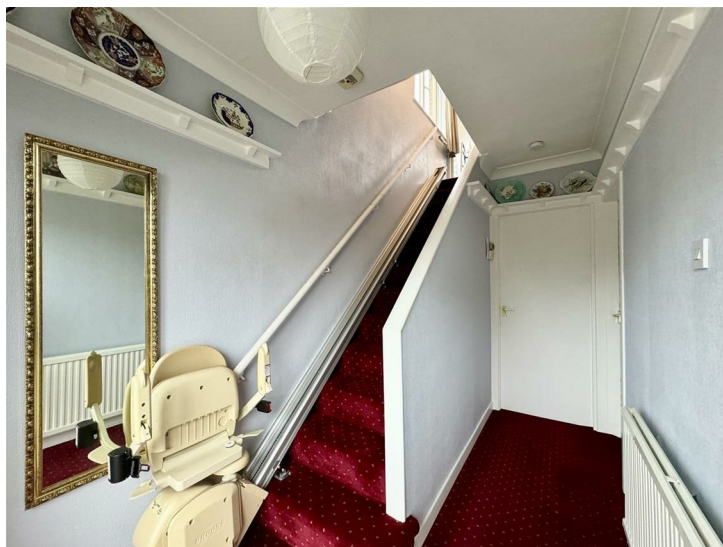
FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C.

PAISLEY  
PROPERTIES



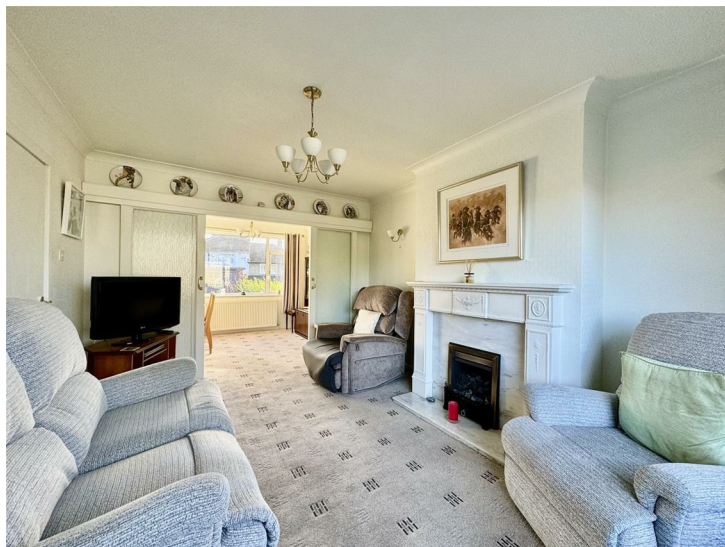
### ENTRANCE HALLWAY

You enter the property through a upvc glazed door with obscure side window in to this welcoming entrance hallway which has space to remove coats and shoes, picture rails and doors lead through to the lounge and kitchen. Stairs ascend to the first floor landing.



### LOUNGE 14'4" x 10'11" max

This light and airy lounge has a view over the front garden and has ample space for free standing living room furniture. A coal effect gas fire with a decorative fireplace and marble hearth creates a lovely focal point to the room. Doors lead through to the hallway and double sliding doors open to the dining room.



### DINING ROOM 9'9" x 8'9" max

This lovely reception room is located to the rear of the property with a large window overlooking the rear patio garden. There is space for a dining table and chairs and further free standing furniture. This versatile space would alternatively make a great play room or home office if desired. Sliding doors open though to the lounge and a door leads to the kitchen.





### **KITCHEN 12'3" x 6'11" max**

The kitchen is located to the rear of the property with views over the garden through its window and is fitted with a range of wall and base units, complimentary work surfaces with tile splashbacks and a stainless steel sink with drainer and mixer tap over. Integrated appliances include an electric oven with a four ring gas hob, extractor over and space for a fridge freezer. There is plumbing for a washing machine. Vinyl flooring flows underfoot and doors leads through to the entrance hallway, dining room and an external door opens to the driveway.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing. There is a side facing window, a ceiling hatch providing access to the part boarded loft and doors lead through to the three bedrooms and the house shower room.





### **BEDROOM ONE 12'0" x 9'5" max (to wardrobe)**

Located to the rear of the property, this neutrally decorated double bedroom enjoys a pleasant outlook over the rear garden, rooftops and far reaching countryside views from its window. The room benefits from a bank of mirrored wardrobes, has space for free standing furniture and a door leads to the landing.



### **BEDROOM TWO 9'10" x 9'5" max**

Another generous double bedroom located at the front of the property offers space for free standing bedroom furniture, has fitted wardrobes and an integrated storage cupboard with shelving. A door leads to the landing.





### **BEDROOM THREE 7'4" x 7'0" max**

A bright and good size single bedroom positioned to the rear of the property with views over the garden. Having space for freestanding furniture and a door leads to the landing.



### **SHOWER ROOM 7'9" x 5'10" max**

The shower room is fitted with a three piece white suite including a double walk in shower with glass screen, a pedestal hand wash basin and a low level W.C. The room is fully tiled, has a front facing obscure glazed window, a handy storage cupboard ideal for toiletries and vinyl flooring underfoot. A door leads to the landing.





## REAR GARDEN

Accessed at the side of the property or from the driveway is a large low maintenance patio garden ideal for outdoor dining and entertaining and with ample room for garden furniture, planters and a timber outbuilding.

Steps with a timber balustrade descend to under house storage which also houses the properties boiler.







### **EXTERNAL FRONT AND DRIVEWAY**

Entered by double wrought iron gates is a driveway for multiple vehicles which has to one side raised flowerbeds, bushes and shrubs, and to the other a handy store cupboard.

The front garden has decorative shale and is ideal for sitting out and for decorative pots/planters.







**\*MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND C

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile - O2

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:



## **AGENT 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.

## **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 to arrange an appointment.

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

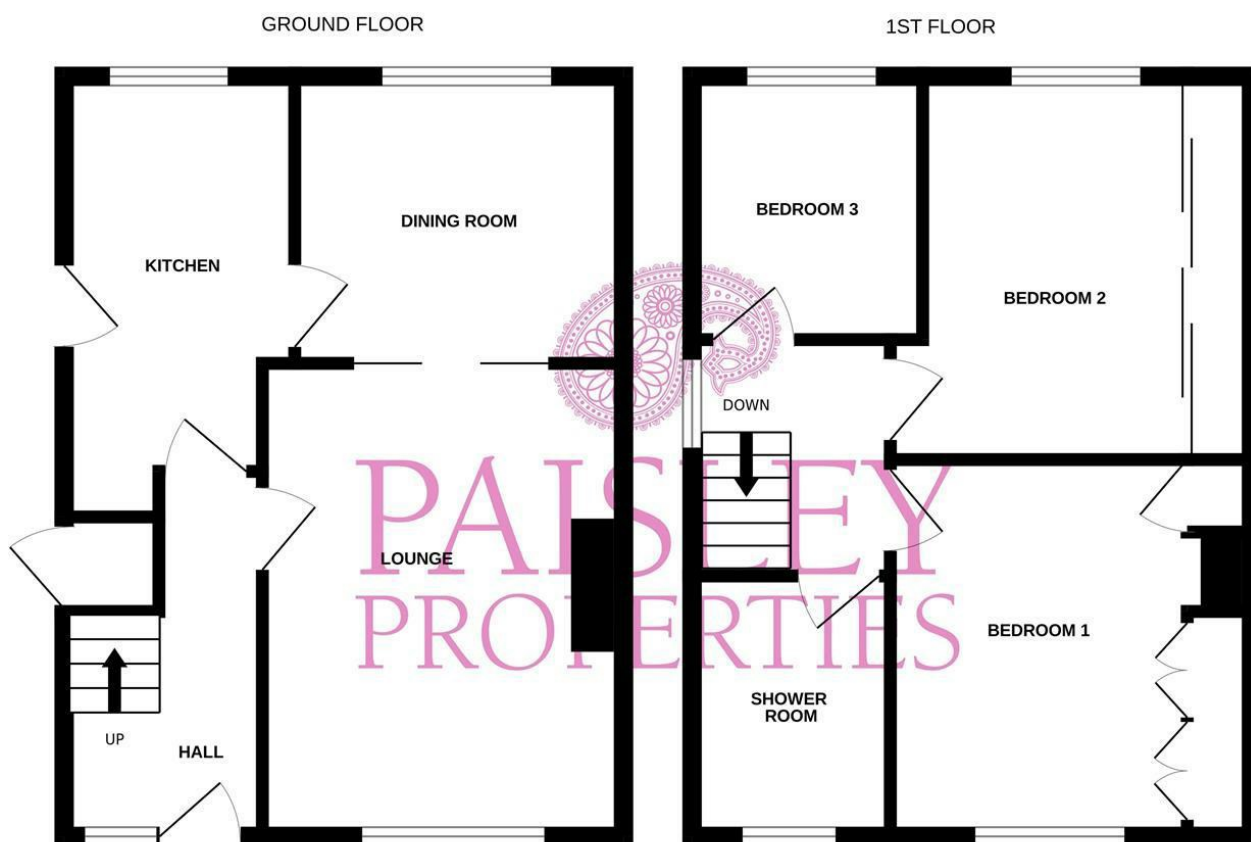
## **PAISLEY**

We 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.

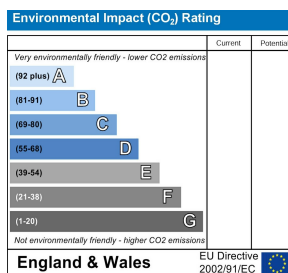
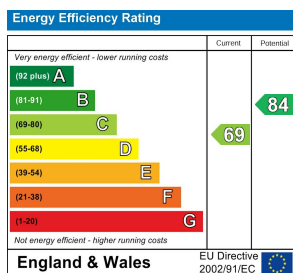
## **SURVEY TEXT**

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](mailto: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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