



2 Tinker Fold, Lepton, Huddersfield, HD8 0GG

£575,000

bramleys



This stunning stone built, 5 bedroomed detached property, is situated on a peaceful residential cul-de-sac in the semi-rural area of Lepton. Located at the head of a cul-de-sac and backing onto woodland at the rear. There is a garage and off road parking to the front, together with an enclosed garden to the rear.

Having been upgraded from the initial specification by the current vendor, the property now provides high quality fixtures and fittings throughout. With a spacious master suite on the second floor level including an en suite and spacious dressing area, together with a good sized study/office area on the landing. There is also a generous guest suite with en suite, as well as 3 additional bedrooms to the first floor. To the ground floor, there is a superb family/dining kitchen which is fitted with a high quality, stylish kitchen and provides a wealth of integrated appliances, as well as being further enhanced by bi-fold doors to the rear which take full advantage of the peaceful rear aspect. The property is ideally situated for access to the M62 and M1 motorway networks, as well as having access to nearby town centres including Huddersfield, in addition to local amenities within Lepton. This property would make an ideal purchase for those with a young and growing family and only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.

Energy Rating: B









## GROUND FLOOR:

Enter the property via a composite entrance door with uPVC double glazed side panel into:-

### Entrance Hall

Where there is a central heating radiator and laminate flooring.

### Living Room

16'1" x 10'10" (4.90m x 3.30m)

There are uPVC double glazed windows to both the side and front elevations, a central heating radiator and LED lighting.

### Cloakroom/WC

Having part tiled walls and a fully tiled floor. This room is furnished with a 2 piece suite comprising low flush toilet and ceramic vanity wash bowl with cupboards beneath and matte black mixer tap. There is also a central heating radiator.

### Family/Dining Kitchen

26'2" x 18'7" max (7.98m x 5.66m max)

This superb open plan reception room has bi-fold doors to the rear leading directly out onto the garden and 3 Velux windows providing additional natural light. The stylish kitchen comprises a range of matching modern wall and base units with granite working surfaces and a wealth of integrated appliances including induction hob, integrated extractor, split level double oven and microwave, integral fridge, freezer, dishwasher, wine cooler and a 1.5 bowl sink unit with Quooker mixer tap and granite drainer. There is also a central island with granite surface and breakfast bar. To the family/living area there are 2 central heating radiators, a modern media wall with recessed electric log effect fire, shelving units with concealed lighting and cupboards beneath, and LED lighting.

### Utility Room

8'1" x 5'9" (2.46m x 1.75m)

Comprising base units with inset sink unit with mixer taps, granite surfaces and upstand. There is plumbing for a washing machine and space for tumble dryer. There is also a central heating



radiator, a useful under stair store cupboard, composite side access door, together with a uPVC double glazed window.

## FIRST FLOOR:

### Landing

The staircase rises from the ground floor, with glass balustrading. The landing is fitted with a central heating radiator, built-in linen cupboard and a uPVC double glazed window.

### Guest Suite

12'6" x 16'5" max (3.81m x 5.00m max)

Situated to the front of the property, having sunken LED lighting, a central heating radiator and uPVC double glazed window. An access door leads to the en suite shower room.

### En suite Shower Room

Having part tiled walls and a fully tiled floor. The en suite is furnished with a 3 piece suite comprising concealed flush WC, vanity wash bowl with mixer taps and drawer unit beneath and a double width walk-in shower cubicle with rainwater head and additional hose. There is also a central heating radiator/towel rail and a uPVC double glazed window.

### Bedroom

11'5" x 10'0" (3.48m x 3.05m)

Fitted with a central heating radiator, uPVC double glazed window and sunken LED lighting.

### Bedroom

13'8" x 9'8" (4.17m x 2.95m)

This well proportioned bedroom enjoys a pleasant wooded outlook to the rear via a uPVC double glazed window and is also fitted with a central heating radiator and sunken LED lighting.

### Bedroom

12'1" x 9'9" (3.68m x 2.97m)

Situated to the rear of the property and taking full advantage of the wooded outlook. This room is fitted with a central heating radiator, 2 uPVC double glazed windows and sunken LED lighting.

### Bathroom

A beautifully presented bathroom which has part tiled walls and a fully tiled floor. As well as being furnished with a 4 piece white suite comprising low flush toilet, vanity wash bowl with drawer units beneath, deep sunken freestanding bath and a double width walk-in shower cubicle with rainwater head and additional hose. There is also a matte black central heating radiator/towel rail and sunken LED lighting.

## SECOND FLOOR:

### Landing/Study Area

12'5" x 7'3" (3.78m x 2.21m)

A glass balustrade landing area, provides a useful space for study or additional storage if required. A door provides access to the master bedroom.

### Master Bedroom

16'2" x 13'5" max (4.93m x 4.09m max)

Fitted with 2 Velux windows to the rear providing ample natural light, a central heating radiator and sunken LED lighting. An archway leads into the dressing area, which has a range of fitted wardrobes with hanging and shelving facilities. A door then provides access to the en suite.

### En suite Shower Room

Having fully tiled walls and floor and furnished with a 5 piece suite comprising concealed flush WC, twin ceramic vanity wash bowls with independent mixer taps and drawer units beneath, a freestanding deep sunken bath with mixer taps and shower attachment and a double width shower cubicle with rainwater head and additional hose. There are matte black fixtures and fittings, a central heating radiator/towel rail, a Velux window and sunken LED lighting.

## OUTSIDE:

There is a double width parking apron to the front and enclosed gardens to the rear, which provide a flagged patio seating area and lawned gardens which adjoin woodland to the rear.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through the traffic lights at Aspley, Moldgreen and Dalton. At the traffic lights in Waterloo stay in the left hand lane and proceed into Wakefield Road, passing Marks and Spencers on the left hand side. Climb up the hill, continue straight ahead at the roundabout, follow the main road passing the garage on the left hand side. After a short distance, turn right into Pond Lane and then left into Tinker Lane. Turn left again into Tinker Croft and then right into Tinker Fold, where the property will be found towards the end, on the left hand side.



#### TENURE:

Freehold

#### COUNCIL TAX BAND:

F

#### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

189.8 m<sup>2</sup>  
2043 ft<sup>2</sup>

Reduced headroom

0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

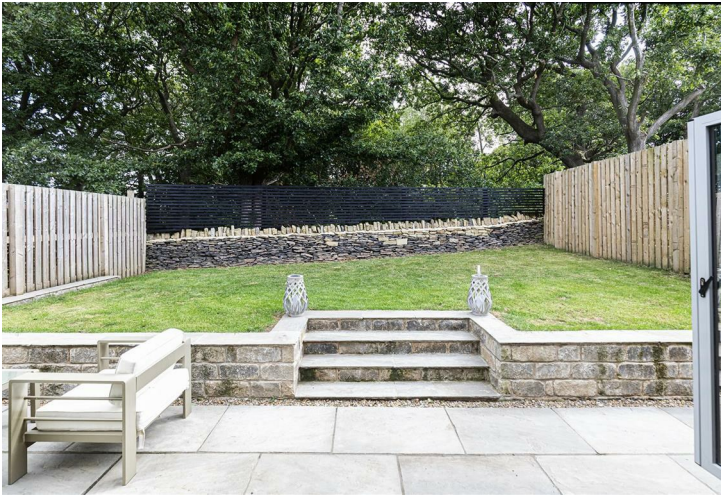
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (102 plus) A                                |         | 91        |
| (81-101) B                                  | 85      |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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