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OAK TREE COTTAGE

148 WAKEFIELD ROAD ~ LEPTON ~ HUDDERSFIELD ~ HD8 0LX

OFFERS REGION
£550,000

An appealing four bedroom semi-detached cottage with well-presented living accommodation all set within a generous plot, parking, gardens, summer house, hobby room, outhouse, greenhouse and large detached workshop.

- Impressive four bedroom character cottage
- Generous living accommodation with period charm
- Exposed stonework, beams and mullion windows
- Large gardens and ample off-road parking
- Detached workshop, summer house, hobby room and more
- Double glazing and gas fired central heating
- Internal inspection is a must
- Tenure: Freehold, Energy rating 73 (Band C), Council tax band C

About Oak Tree Cottage

Oak Tree Cottage is a beautiful semi-detached cottage set within generous gardens and with lots of outside options. Once through the double gates the size of the drive, gardens and overall plot become apparent whilst the accommodation is sure to impress. There are log burners, exposed stonework, exposed beams, mullioned windows and lots more. All of the living accommodation is of generous proportions and presented to a high standard throughout. The accommodation briefly comprises: entrance porch, dining room, breakfast kitchen, lounge, ground floor WC and rear entrance vestibule, first floor landing, four bedrooms, ensuite to main bedroom and house bathroom.

Outside there is a detached workshop that's almost twenty-five feet wide, there is a greenhouse, hobby room, outside store, sheds, log store and summer house. The options here are extensive for outside office space, family space, hobby space and so much more and all set within generous mostly lawned gardens and a good-sized gravelled parking area.

Lepton is an admired village with its many and varied local amenities, a short distance from the Gallagher Retail Park with Marks & Spencers, Aldi and Morrisons supermarket close by. The location is ideal for those commuting to the M1, M62 and Huddersfield town centre.

Stepping through the gates at Oak Tree Cottage and into this character home is the only way to truly appreciate the scale and standard on offer. Viewing is a must.



Accommodation

GROUND FLOOR



Entrance Vestibule

A timber door gives access to the side entrance vestibule where there is useful storage for boots and more. There is a side window and radiator. A part glazed door opens into the living accommodation.



Lounge

15' 7" x 12' 11" max

This appealing room has two sets of twin glazed French doors allowing a high degree of natural light and access to the rear garden with a pleasant outlook. There are further windows to either side. There is a log burning stove set up on a raised slate mantle with a tiled backcloth, inset spotlights to the ceiling and a radiator.

Entrance is given to the open plan living space with a lounge to the left and the dining room to the right. At this point there is insert storage, shelving, inset spotlights and a timber floor.

Dining Room

16' x 14' 7" max

This good-sized room has an exposed stone fireplace and a woodburning stove set up on a raised stone hearth. There is built in storage to low level to the left and right-hand side of the fireplace and an open timber staircase rises to the first-floor landing. There is exposed stone work to one wall, radiator, under stairs storage and inset spotlights to the ceiling. Mullion windows to the front with the window seat beneath.





Rear Entrance Vestibule

With a rear access door giving access to the paved patio area and garden beyond. There are inset spotlights to the ceiling and radiator.



Ground Floor WC

Comprising of a 2 piece suite in white with a hand wash basin and low-level flush WC. There are inset spotlights, built in storage to one wall and a towel rail style radiator.

FIRST FLOOR



Landing

Partially galleried to the dining room below the landing is home to the loft access point and there is a window to the front.



Dining Kitchen

16' x 14' 8" max

A great family space. The kitchen has units to the high and low level with some glazed cabinets, integral oven and the gas hob sits within the central island. There is a period style ceramic sink, timber worktops, inset spotlights in the ceiling, radiator and windows to the front and rear. Inset is a period style woodburning stove set within a recessed fireplace with exposed stonework to the rear set upon a raised tiled hearth. To the left-hand side of the chimney breast there is a built-in cupboard which houses the washing machine and offers additional useful storage. The kitchen is home to the property's gas fired central heating boiler.



Bedroom 1 18' 1" x 15' 7" overall max
 Accessed via part of the original house with inbuilt wardrobes to the right-hand side, an exposed beam and then a step rises to the large main bedroom. There are French doors with Juliet style balcony, further windows to two sides and there are a bank of inbuilt wardrobes and access to the en-suite. There is a separate loft access at this point.



En-suite 7' 6" x 3' 11"
 Comprising of a three-piece suite in white including vanity basin, with storage beneath, low-level flush WC, glazed panel shower unit, and there is tiling to ceiling height in the main and an obscure glazed double glaze window, and central towel rail radiator.



Bedroom 2 10' 6" x 8' 4" to chimney breast
 Located to the front of the property there is exposed stonework and a feature fireplace, radiator and front aspect windows.



Bedroom 3 13' 3" x 9' 3" to chimney breast
 Located to the rear/side of the property with mullion windows, exposed stonework and stonework that has been painted to one wall. There are inbuilt cupboards and storage to the right-hand side of the chimney breast, an exposed beam to the ceiling and radiator.



Bedroom 4
9' 6" x 6' 11" to chimney breast
Located to the rear with garden aspect windows, built-in storage to the left-hand side of the chimney breast, painted beams to the ceiling, radiator and further built wardrobe space and shelving.

House Bathroom
8' 4" x 5' 7"
Comprising of a three-piece suite in white with a recessed flush WC, bath with rain head shower over and separate shower attachment. There is tiling to ceiling height, a towel rail style radiator, extractor fan and inset spotlights to the ceiling. There is an obscure glaze window.

OUTSIDE

The outside space on offer at Oak Tree Cottage is extensive and offers a variety of options for family life, home based businesses and much more.



Workshop
24' 8" x 16' 6"
This large detached building offers a variety of uses. Currently used as a workshop, or converting this to a garage may be a consideration. The building has three Velux windows and a window to the side. The workshop is accessed via twin timber doors and there is a woodburning stove with relevant flu, lighting and power.

Drive/Parking

To the side of the property is a gravel drive and parking area suitable for a number of vehicles.



Side Garden/Yard

To the side of the workshop is a small garden area where the owners did keep chickens at one point. There is a good-sized timber-built store with security light, and this area is fenced.



Rear Garden

The gardens are pleasantly extensive with a planting vegetable patch and greenhouse area. A gate gives access to a further garden area which is the main laid lawn. There are fenced and hedge boundaries, established tree planting, a gravel seating area and a decked area all in front of the Summer House. There is also a further garden shed. Immediately to the rear of the lounge and from the French doors is a good size gravel area with paving below, giving access to the side door. There is a small pond, established planting with wall and fenced boundaries.



Rear Garden



Hobby Room 15' x 9' 3"

This timber building with a slate roof is a great space and has four windows to the side and front. There is lighting and power. The room can be used for a variety of uses, it is currently used as a hobby and craft space.



Summer House 15' 3" x 9' 3"

The summer house is a good size and there are four good sized windows, lighting and power. This may be used as a studio, garden room, workspace or children's play area.



Outhouse/Store 14' 8" x 9' 3"

Another storage space believed to be the former outside WCs. There are two individual doors to the front, single glazed window to the side and a further access door and a small single glaze window to the rear. In here there is a ceramic sink unit with cold water, power and lighting.



Roadside Garden

To the Wakefield Roadside of the property, there is a small garden with some established planting shielding the property from the road.

Additional Information

The property is Freehold, Energy rating 73 (Band C), Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

Viewing

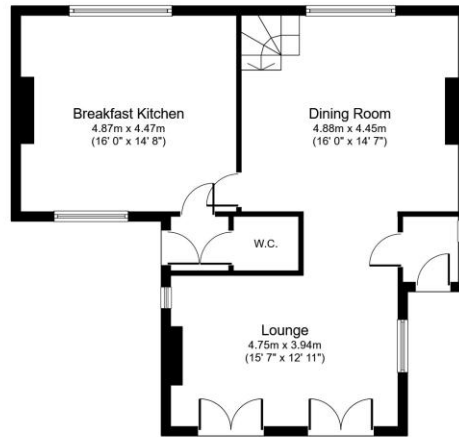
By appointment with Wm Sykes & Son.

Directions

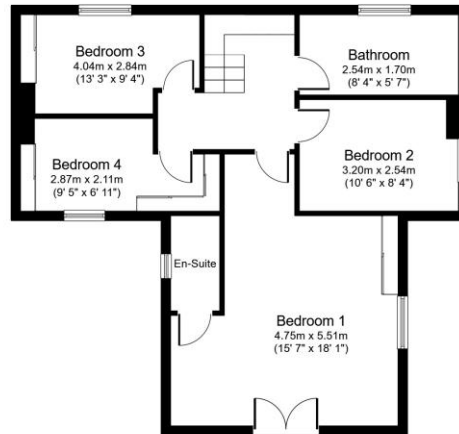
From M&S Foodhall and McDonalds at Gallagher Retail Park continue up Wakefield Road heading towards Grange Moor. After approximately two miles Oak Tree Cottage is located on the right-hand side almost opposite the BP/Spar petrol station. Oak Tree Cottage is the property on the left and is no. 148.



Oak Tree Cottage, Wakefield Road



Ground Floor



First Floor

Floor plans are for identification purposes only.
All measurements are approximate.

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