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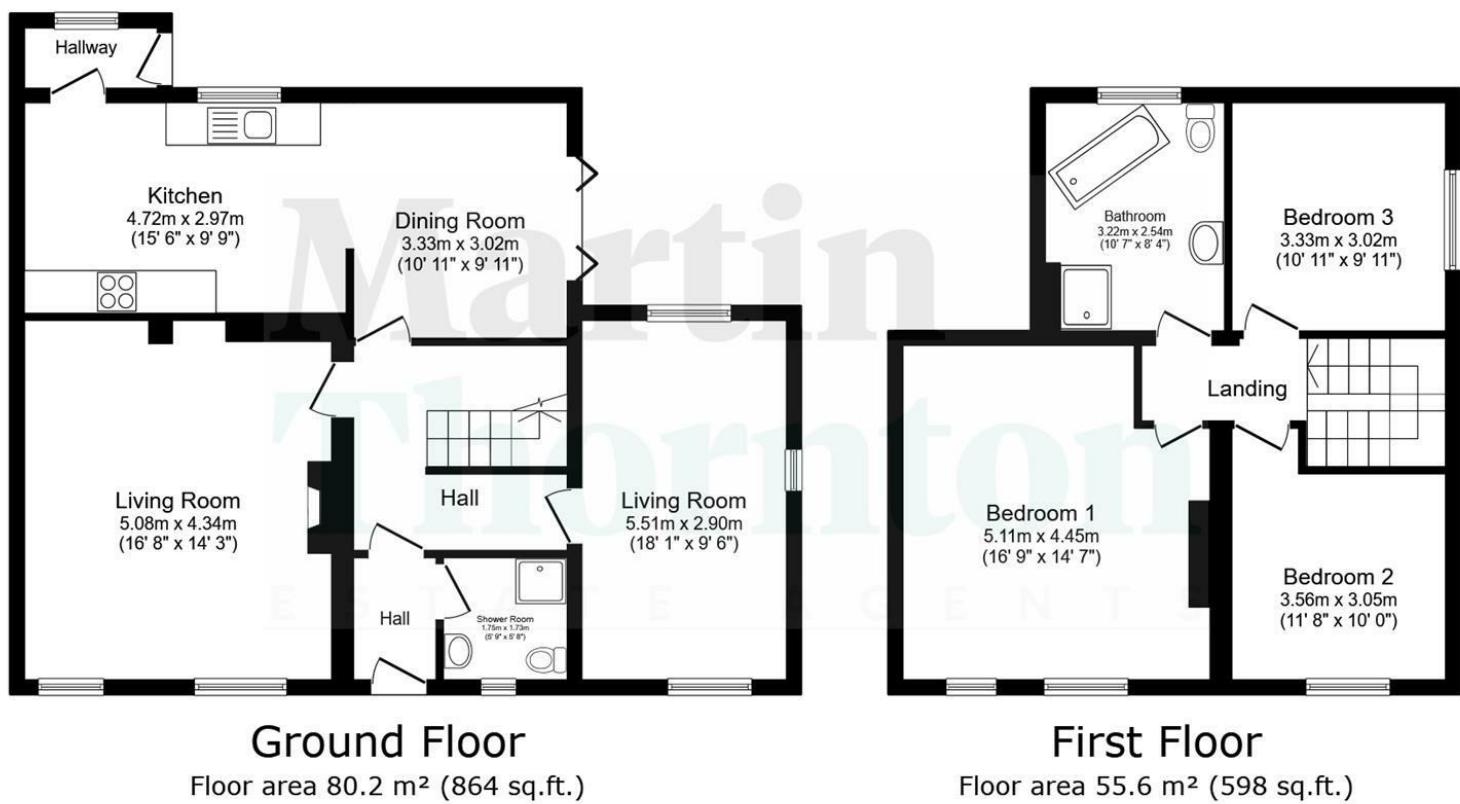
**Lydgate, Lepton  
Huddersfield,**

**Offers over £375,000**

Wisteria Cottage is a most appealing double fronted home which is characterful and contemporary throughout with attention to detail. It is located on the edge of this popular village with ease of access to local amenities and a perfect commuter base for surrounding major towns and cities. Only by an internal inspection can the accommodation and standard of presentation be truly appreciated. The property has exposed beams, timbers, fireplaces and stone mullions, complemented by double glazing and central heating. The accommodation comprises an entrance hallway, ground floor shower room, inner hallway, living room with wood-burning stove, dining/sitting room and a large dining kitchen with integrated appliances and bi-fold doors and a rear porch. On the first floor are three double bedrooms and well-appointed house bathroom. The property has gas-fired central heating and uPVC double glazing. Externally, there is side-by-side parking and the gardens are designed for ease of maintenance with artificial grass and mature beds and borders. The property is also offered with no onward chain.



**Floorplan**



**TOTAL: 135.8 m<sup>2</sup> (1,462 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### **Entrance Hallway**

An external composite door with an opaque glazed panel gives access to the entrance hallway. This has an exposed timber beam above the door and a tiled floor that continues into the inner hallway. Access can be gained to the ground floor shower room.



### **Shower Room**

This room has a corner shower cubicle with an overhead waterfall style shower fitting and a hand-held shower attachment, a hand basin with storage cupboards beneath and a low-level WC with a concealed cistern. The walls and floor are tiled. The room has an opaque uPVC window and an upright chrome ladder style radiator.



### **Inner Hallway**

This has a fabulous staircase rising to the first floor accommodation, beneath which is a useful storage cupboard. Of particular note are the timber treads on the staircase, feature handrail and balustrade. There is a continuation of the tiled floor, exposed timbers and beams, a bespoke floor-to-ceiling storage cupboard for coats and shoes and a radiator. A panelled door leads into the living room.



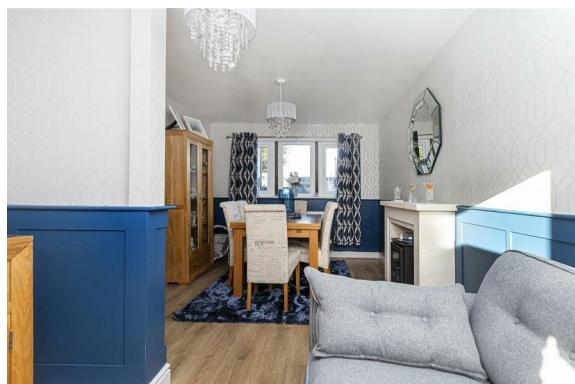
### **Living Room**

This room certainly has the wow factor and is contemporary and characterful. It is light and bright with twin uPVC windows to the front elevation, exposed stone mullions and timber lintels. The focal point of the room is the fabulous floor-to-ceiling fireplace that incorporates exposed brick and stone, with a raised stone hearth housing a wood-burning stove. There is lovely oak flooring, along with beams and timbers on display. There is also a radiator.



### **Dining/Sitting Room**

This multipurpose room could be a formal dining room, everyday sitting room, playroom or large office. It is particularly light and bright, running from the front to the back of the cottage. There is a limestone fireplace incorporating an electric stove and two radiators. The room has oak effect laminate flooring and the uPVC front and rear windows have central stone mullions.





### **Dining Kitchen**

This large open plan room runs the full width of the cottage. The dining area has space for a large formal dining suite and three-panelled bi-folding doors provide access to the garden, making it perfect for outdoor entertaining. There is a continuation of the floor tiling from the hallway and a radiator. The kitchen area has an extensive array of units with a contrasting white and oak finish. There are oak worktops, brick tiled splashbacks and a twin bowl sink, one with waste disposal. The room has a Cookmaster range style cooker comprising a seven-ring gas hob, ovens beneath and a large canopy style filter hood above. Integrated appliances include a dishwasher, washing machine. There is space for a freestanding fridge freezer, under unit lighting, a large bespoke open shelving unit incorporating LED lighting, ceiling downlighting and a rear uPVC window. A timber and glazed door leads to a rear porch.



### **Rear Porch**

This serves as everyday access to the garden and can be utilised as an informal utility area, perfect for a tumble dryer. There is built-in shelving, tiling and an external composite door.

### **First Floor Landing**

From the hallway, the staircase rises to the first floor landing which has a side uPVC window with a stone mullion. There is a staircase with feature spindles and a handrail.

### **Bedroom One**

This large master bedroom is positioned at the front of the property and has twin uPVC windows, one of which incorporates an exposed stone mullion. The room is presented to a high standard with contemporary panelling to the walls, exposed timbers above the windows and a central feature truss incorporating beams. There is superb oak flooring, built-in double wardrobes, provision for a wall-mounted TV and a radiator.





**Bedroom Two**

This large double bedroom has a built-in triple wardrobe, oak effect laminate flooring, side uPVC windows with stone mullions and a radiator.



**Bedroom Three**

This large double bedroom is positioned at the front of the property and has built-in wardrobes incorporating drawers. It has oak effect laminate flooring, a uPVC window with a stone mullion, panelling effect to the walls and a radiator.



**Bathroom**

The stylish bathroom has a four-piece suite including a walk-in shower area with an overhead waterfall style shower fitting and a wall-mounted shower attachment. There is a freestanding double ended bath with floor mounted taps and shower attachment, a rectangular trough style hand basin set to a unit incorporating drawers and display shelving and a low-level WC. There is access to the loft area where the boiler is situated, a rear uPVC window, ceiling downlighting and an upright ladder-style radiator.



**External Details**

At the front of the property is a low-level stone wall incorporating a planted flowerbed. There is a mature flowerbed adjoining the artificial grassed front garden, a flagged pathway and a double width driveway. Metal gates provide access into the garden. There is a timber summerhouse, space for a shed and a log store. At the rear of the cottage is a rear artificial grassed area with perimeter fencing, which can also be accessed via the bi-fold doors from the dining kitchen. There is a door leading to the rear porch and external water.

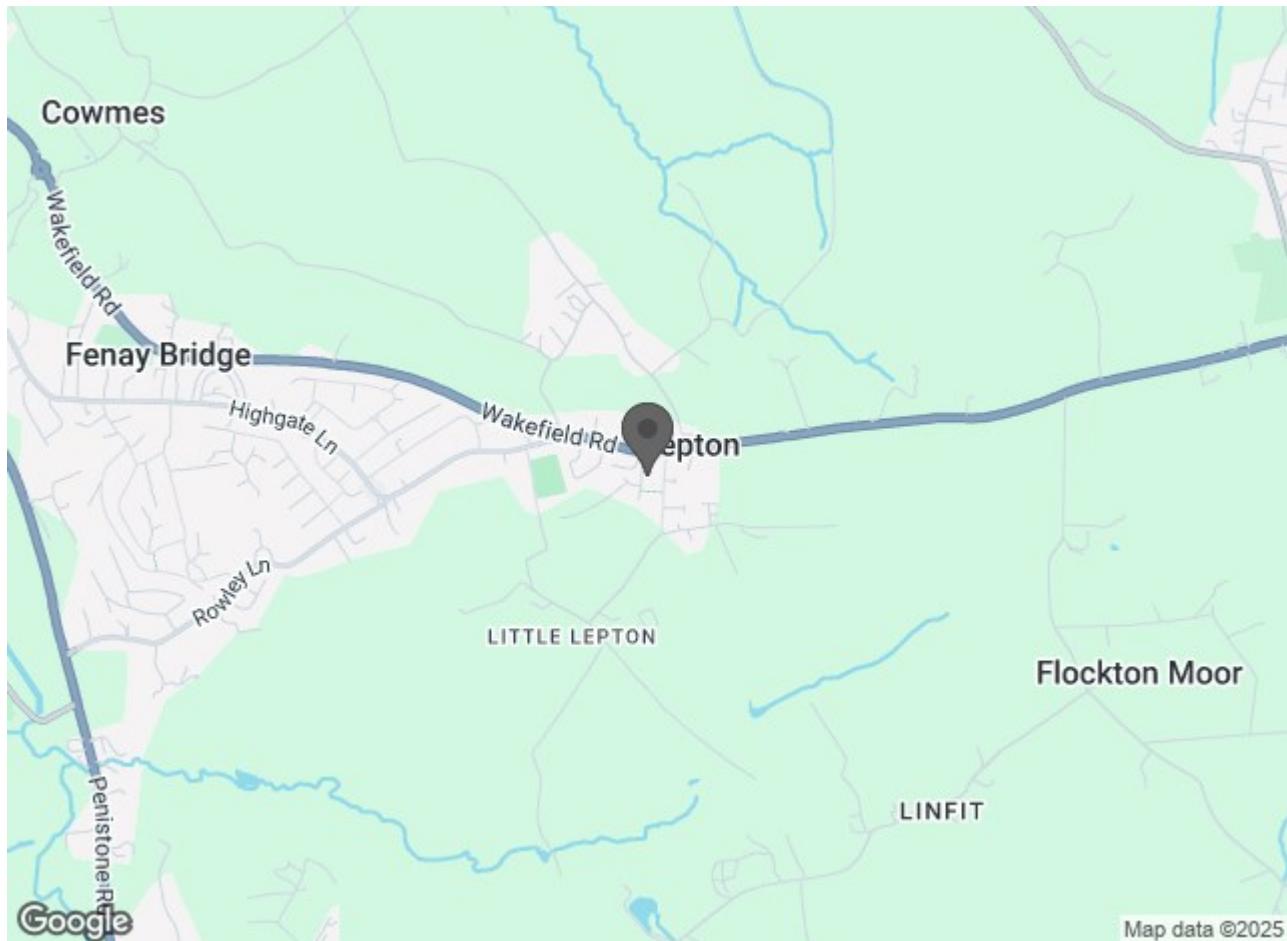


**Tenure**

The vendor informs us this property is Freehold.

**Lydgate, Lepton  
Huddersfield,**

Directions



**Martin  
Thornton**  
ESTATE AGENTS

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