1 Lea Drive,
Shepley HD8 8HA

OFFERS AROUND
£565,000

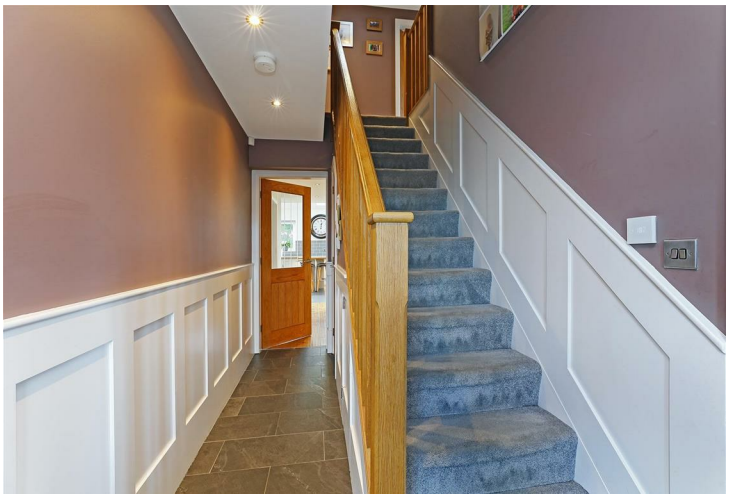
THIS BEAUTIFUL FOUR BEDROOM DETACHED HOME WITH LARGE OPEN PLAN LIVING SPACE SITS ON A CORNER PLOT WITH GARAGE AND PARKING ON A QUIET STREET IN SHEPLEY.

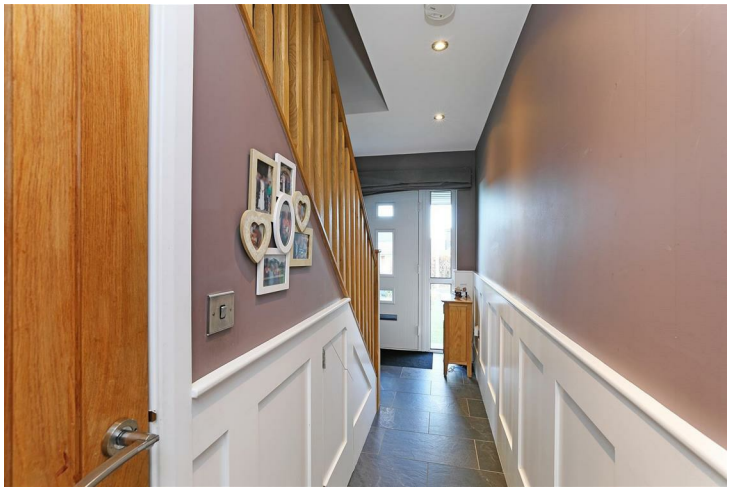
FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE 13′5″ x 5′8″ max

You enter this stunning property through a part glazed uPVC door into this welcoming entrance hallway. The hallway is stylishly decorated with panelling and a handy under stair storage cupboard which neatly houses outdoor coats and shoes. It has spot lighting and tiles run underfoot. Doors lead through to the downstairs WC, living room and open plan dining kitchen.





DOWNSTAIRS W.C. 2′5″ x 2′5″ max

Conveniently positioned just off the entrance hall is this modern downstairs W.C. It is partially tiled and is fitted with a white corner hand wash basin and a matching low level cistern toilet. A door leads to the hallway.

OPEN PLAN LIVING DINING KITCHEN 21'9" apx x 31'5" max

This area really gives an amazing wow factor to this property and needs to be seen to be believed.This fantastic open plan living dining kitchen offers an abundance of space for a range of different furniture and purposes. The space is flooded with natural light courtesy of dual aspect double glazed windows offering views of the wrap around rear garden, three large electric Velux skylights and beautiful floor to ceiling bi-folding doors which open onto the patio. A large living area combines a spacious dining area along with a generous additional seating area with a modern media wall, decorative shelving and handy cupboards for storage. This space really is the heart of the home.

The kitchen includes a generous number of light grey wooden wall and base units, laminated oak work surfaces, tiled splash backs and a composite sink and drainer with chrome mixer tap over. Integrated appliances include a fridge and freezer along with a dishwasher and a Chef Master range cooker with gas hob and electric ovens and a contrasting black extractor fan over. The room is completed with spot lighting, a mixture of high quality engineered wooden and tiled flooring and underfloor heating throughout. Doors lead to the hall and utility and a set of double doors with glazed panels open to the lounge creating a wonderful entertaining space.

UTILITY ROOM 7′6″ x 10′1″ max
This spacious utility room has neutral wooden wall and base units, a stainless steel sink and drainer with mixer tap and timber work surfaces. There is spot lighting, underfloor heating and tiles under foot. A door leads through to the living dining kitchen and an external door opens to the side garden.

LOUNGE 14′9″ x 15′5″ max

This spacious lounge is filled with natural light courtesy of the large front facing bay window, which looks out over the front garden. The room is decorated in neutral tones, this room again benefits from underfloor heating and there is plenty of space for lounge furniture. Glazed double doors into the living dining kitchen can be opened up to create a fabulous open plan space perfect for entertaining. A door also leads into the entrance hallway. (Measurements exclude the bay).

LANDING 14′9″ x 6′6″ max

Stairs ascend from the entrance hall to the first floor landing where there is carpet underfoot and doors leading to the four bedrooms and house bathroom.

BEDROOM ONE 12′5″ x 12′7″ max

Beautifully presented and decorated in neutral tones this fabulous double bedroom has a lovely front facing bay window offering spectacular views up to Emley Moor mast and over looks the quiet street and neighbouring properties. There is ample space for freestanding bedroom furniture. Doors lead to the en-suite shower room and landing.

EN-SUITE 3'10" apx x 6'7" apx
The en-suite is fitted with a double walk in shower cubicle with mains shower, corner hand wash basin and low level W.C. The room is fully tiled and has grey laminate flooring under foot, a frosted glass side facing window, a heated towel rail and spot lighting. A door leads to the bedroom.

BEDROOM TWO 10'4" x 13'8" max
Located to the rear of the property is this light and airy double room. A window provides a wonderful outlook over the garden. The bedroom boasts ample space for a range of bedroom furniture, the room is neutrally decorated and a door leads to the landing.

BEDROOM THREE 10′2″ x 13′5″ max
Another generously sized stylishly decorated double bedroom, again towards the rear of the property over looking the garden. There is an abundance of space for bedroom furniture and storage in the eaves. A door leads to the landing

BEDROOM FOUR 12′11″ x 10′0″ max
This neutrally decorated double bedroom is situated to the front of the property and also benefits from fantastic views from its window up to Emley Moor Mast. This bedroom is also being used by the vendors as a home office. There are fitted wardrobes and space for further items of free standing furniture with storage in the eaves too. A door leads to the landing.

BATHROOM 9'1" x 6'3" max

This fabulous house bathroom has a four piece contemporary white suite including bath,a corner shower cubicle with electric waterfall shower, hand wash basin with vanity drawers and a low level W.C. The walls and floor are fully tiled in neutral beige tiles. Spotlights to the ceiling and a grey heated towel rail complete the room. A side facing frosted glass window allows natural light to enter. A door leads to the landing.

GARDENS

To the rear of the property is the beautifully manicured garden and patio area. It boasts an attractive stone flagged patio which links the garden to the house and is the perfect place for furniture, alfresco dining and socialising with family and friends. Beyond the patio is a large wrap around garden housing a stunning wendy house, perfect for families to enjoy. The vast garden space makes it perfect for those with children, pets or keen gardeners with the opportunity to be creative. The garden is fully enclosed with boundary hedging and has a gate leading to the drive.

GARDEN HOME OFFICE 5′6″ apx x 10′5″ apx

This fabulous home office is fully insulated and has light and power, Wood effect vinyl flooring runs underfoot. There is a window allowing natural light to flood in and provising a pleasant outlook. A secure uPVC leads out to the garden.

FRONT, GARAGE, PARKING

To the front of the property sits a spacious open garden. The driveway can comfortably fit three to four cars and leads to a single garage which has an electric roller shutter door, light and power. The garage also houses the property's central heating boiler.

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 D

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
None known

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*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 1000 Mbps

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

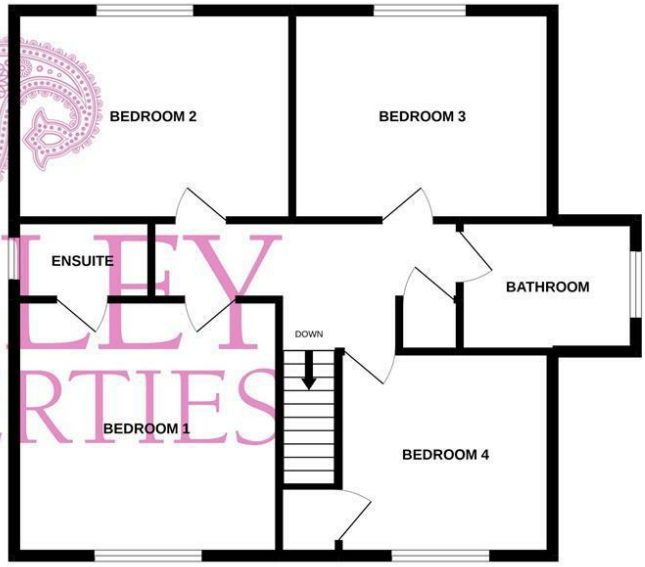
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak 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 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.

GROUND FLOOR

1ST FLOOR



PAISLEY PROPERTIES

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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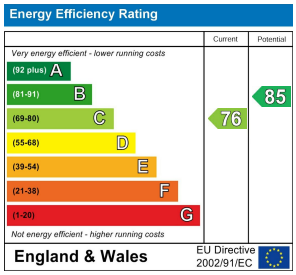

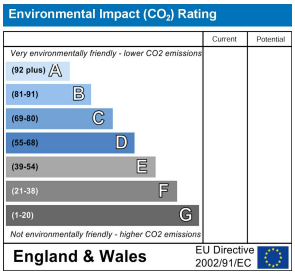

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