

8 Woodlands Way,  
Lepton HD8 0JA

OFFERS AROUND  
£240,000



**\*\* NO CHAIN\*\* IMMACULATEDLY PRESENTED THROUGHOUT, THIS TWO BEDROOM EXTENDED TRUE BUNGALOW BOASTS VERSATILE LIVING ACCOMMODATION, WELL MAINTAINED GARDEN, SINGLE DETACHED GARAGE AND PARKING FOR MULTIPLE VEHICLES.**

**FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.**

**PAISLEY**  
PROPERTIES



### **ENTRANCE HALLWAY**

You enter the property through a white glazed UPVC door into a bright and welcoming hallway which has ample space for removing outdoor clothing. Doors lead to the kitchen, lounge/bedroom, dining room which opens to the sun room/living room, bedroom and the shower room.

### **KITCHEN 9'10" x 8'7" max**

Positioned at the front of the property is this modern kitchen which is fitted with white gloss wall and base units, contrasting roll top work surfaces with metro tile splash backs and a stainless steel sink and drainer with mixer tap over. The kitchen benefits from a fitted electric oven and four ring gas hob with extractor fan above, space for an undercounter fridge, freezer and plumbing for a washing machine. Laminate tile flooring gives a practical solution underfoot and spotlights to the ceiling complete the look. A window looks out onto the front driveway and a door leads to the hallway.



### **LOUNGE/BEDROOM 15'3" x 11'5" max**

Currently used as the lounge is this beautifully decorated reception room which could be used as another bedroom if desired. There is ample space for freestanding furniture and a marble fireplace with marble hearth houses a gas fire giving a lovely focal point to the room. Laminate flooring flows underfoot and a large window gives a view of the cul de sac beyond. A door leads to the hallway.



### **DINING ROOM 10'0" x 9'7" max**

Another versatile room which is currently used as a dining room with space for freestanding furniture. An opening leads to the sun room/living room and a door leads back through to the hallway.





### **SUN ROOM/LIVING ROOM 17'3" x 8'0" max**

This wonderful room is light and airy and provides lovely views over the rear garden. There is ample space for freestanding furniture, an exposed brick wall with down lighting, laminate flooring flows underfoot, spot lights to the ceiling and patio doors open to the garden



### **BEDROOM 13'1" x 10'6" max**

This generously proportioned and neutrally decorated double bedroom has a bank of fitted wardrobes, dressing table, overhead storage and space for additional freestanding furniture. A large window opens to the sun room and a door leads through to the hallway.





### **SHOWER ROOM 6'6" x 5'4" max**

This attractive shower room features a white suite comprising of a double walk in waterfall shower with glass screen, pedestal hand wash basin and a low level W.C. The room is fully tiled and has contrasting floor tiles underfoot. A fitted cupboard provides storage for towels and toiletries, there is a side facing obscure glazed window and a door leads to the hallway.



### **REAR GARDEN**

Accessed by a timber gate or through the sun room patio doors is a well maintained and enclosed lawn garden with colourful flower beds and a patio which offers entertaining space for Al fresco dining with ample room for garden furniture.







### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

To the front of the property is a low maintenance patio area with space for decorative pots and planters.

A block paved driveway at the front adjoins to side of the property with parking for multiple vehicles leading to a detached garage with up and over door.





## **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**

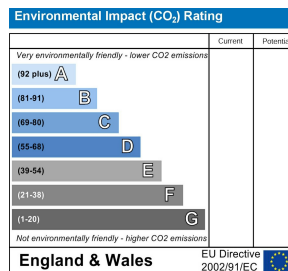
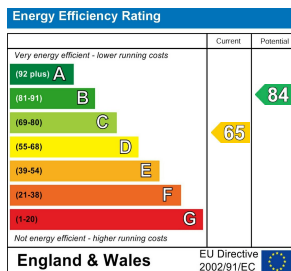
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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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