



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Heath Cottage, High Green  
Lepton, Huddersfield





## Heath Cottage, High Green Lepton, Huddersfield

Offers In Region Of £500,000

THIS CHARMING 4-BEDROOM COTTAGE IN THE HIGHLY DESIRABLE AREA OF LEPTON IS A FANTASTIC FAMILY HOME. OFFERING SPACIOUS LIVING, IT FEATURES A LARGE, BRIGHT LIVING ROOM, A MODERN KITCHEN WITH PLENTY OF STORAGE, AND A DINING AREA PERFECT FOR FAMILY MEALS. UPSTAIRS, YOU'LL FIND FOUR GENEROUSLY SIZED BEDROOMS, IDEAL FOR GROWING FAMILIES OR THOSE IN NEED OF EXTRA SPACE. THE STYLISH FAMILY BATHROOM, ALONG WITH AN ADDITIONAL WC ADDS CONVENIENCE. OUTSIDE, ENJOY A PRIVATE GARDEN AND DRIVEWAY WITH AMPLE PARKING. WITH EXCELLENT LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS NEARBY, THIS HOME OFFERS BOTH COMFORT AND PRACTICALITY, MAKING IT THE PERFECT PLACE TO CREATE LASTING MEMORIES.

## ENTRANCE HALL

Welcoming you into the home, the entrance hall features exposed beams and a composite front door, complemented by oak flooring. This space provides access to the WC, a storage cupboard, and leads into the snug, with steps ascending to the kitchen and living room

## SNUG

This delightful snug boasts solid oak flooring and a cozy wood-burning stove, providing warmth and character. With double-aspect views through the double-glazed wooden windows to the front and side of the property, the room is filled with natural light and charm, highlighted by the exposed beams.

## WC

The WC features oak flooring and includes a low-level flush toilet, a wall-mounted wash basin with a mixer tap, and a heated towel rail. Ample shelving for storage and LED spotlights enhance the functionality of this space



## LIVING ROOM

Offering a cozy atmosphere, the living room is spacious enough for comfortable seating and furniture. It features a stone fireplace with a multi-fuel stove and a charming wooden mantelpiece, alongside exposed beams and a bespoke bookcase with storage cupboards underneath. Oak flooring and UPVC double doors provide access to the rear garden, while additional windows illuminate the room.

## KITCHEN DINING ROOM

The spacious kitchen and dining area showcase beautiful stone flooring with underfloor heating. This fully fitted bespoke kitchen includes floor and wall-mounted storage units, an integrated dishwasher, space for a range cooker, and space for an American-style fridge freezer. Windows overlook the rear garden and side of the property, including a feature window, with a door leading into the utility room.

## UTILITY ROOM

The utility room features stone flooring with underfloor heating. It provides space for a washing machine and dryer, along with a high output wall-mounted boiler less than a year old. A composite stable door leads to the rear of the property for easy access

## FIRST FLOOR LANDING

The first floor landing features carpeted flooring and doors leading to the bedrooms and bathroom.

## BATHROOM



The bathroom includes wooden laminate, with underfloor heating and features a shower cubicle adorned with metro tiles, complemented by a thermostatic-controlled mixer shower. Additional amenities include a pedestal wash basin, a roll top bath, a high-level flush WC, and a frosted glass window for privacy.

### **BEDROOM ONE**

This good-sized room features carpet flooring and a wash basin, with windows overlooking the rear of the property

### **BEDROOM TWO**

A spacious double room with carpet flooring and double-glazed windows offering views of the rear, complete with bespoke shelving for books and storage.

### **BEDROOM THREE**

Another double room showcasing carpet flooring and a double-glazed window overlooking the side of the property, along with additional storage shelves.

### **PRINCIPAL BEDROOM**

The principal suite offers a comfortable space with carpet flooring and oak king posts. It has ample room for wardrobes and furniture, double-glazed UPVC stone mullion windows to the front, and a door leading to the ensuite and dressing room.

### **ENSUITE**

The elegantly designed ensuite with underfloor heating, features a walk-in shower cubicle with a thermostatic-controlled mixer shower, a high-level flush WC, and a

corner wash basin with vanity storage underneath. A stainless steel towel rail and frosted glass window allow for natural light, while high vaulted ceilings, an extractor fan, and LED spotlights add to its appeal.

### **WALK-IN WARDROBE**

This spacious walk-in wardrobe features laminate flooring with underfloor heating and bespoke storage solutions, including cupboards, cubby holes, drawers, and shelving

### **EXTERIOR**

To the rear of the property, there is private parking for several vehicles, leading to a beautifully maintained mature garden with trees, shrubs, and gravel surfaces. A large oak gazebo perfect for alfresco entertaining, along with a substantial workshop offering additional storage and workspace. At the front of the property, a



Yorkshire stone flag seating area welcomes you, with a dry stone wall perimeter leading to the storm porch,

## **WORKSHOP**

The workshop is an ideal space for storage or as a dedicated workspace, equipped with lighting and power for convenience

## **ADDITIONAL FEATURES**

The home boasts solid oak internal doors throughout, enhancing its character and charm. Located in the sought-after village of Lepton, this fantastic family home offers spacious, well-proportioned living accommodations with access to major roadways and local amenities, and it benefits from solar panels for added efficiency

## **ADDITIONAL INFORMATION**

Council Tax: E

EPC: D

Tenure: Freehold

Parking: Off road parking

## **UTILITIES**

Gas: Mains

Electric: Mains

Water: Mains

Heating: Gas

Broadband: Ultrafast Full Fibre

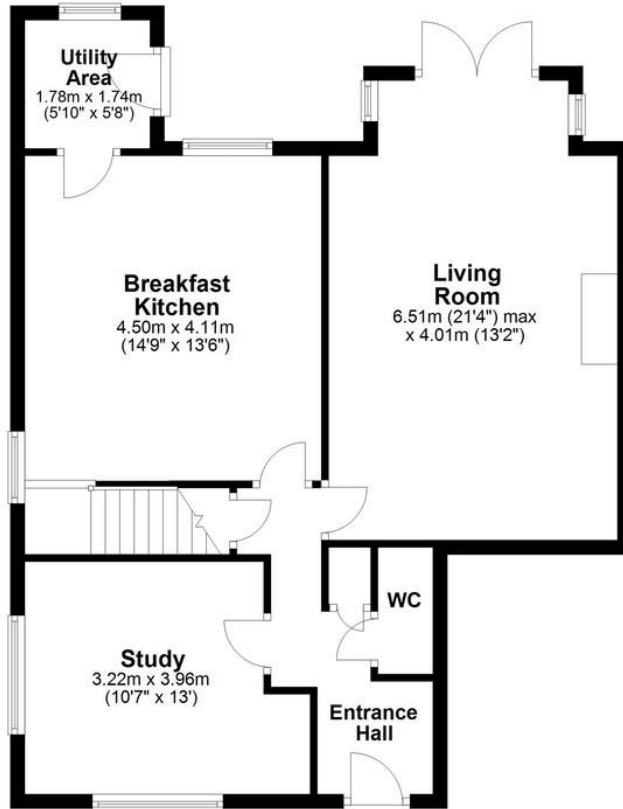
Mobile Coverage: 4G/5G check with your provider

## **AGENT NOTES**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

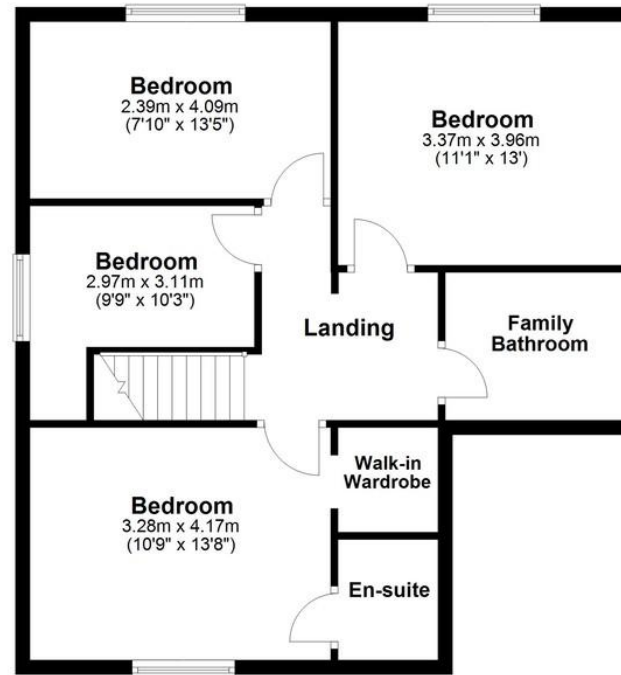
### Ground Floor

Approx. 69.9 sq. metres (752.8 sq. feet)



### First Floor

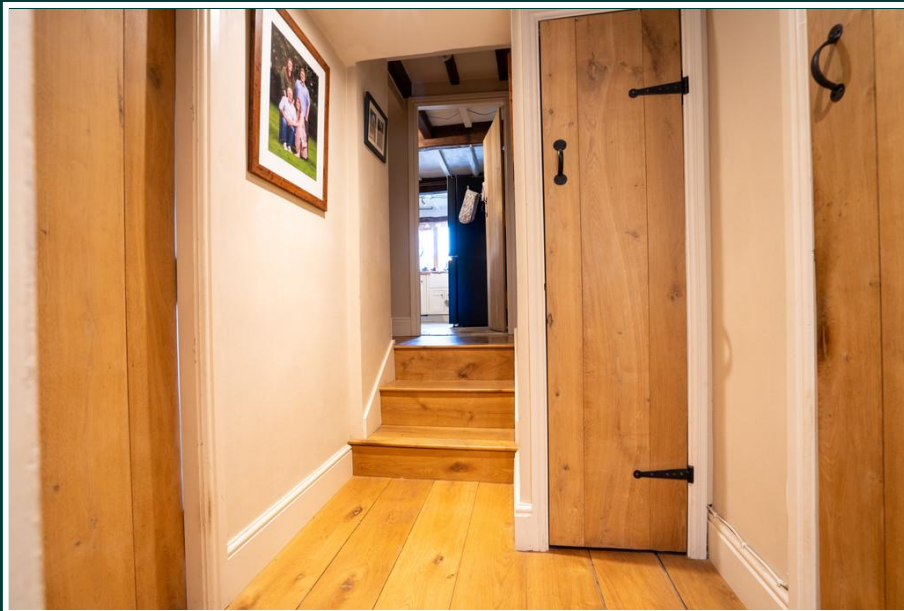
Approx. 64.1 sq. metres (689.8 sq. feet)



Total area: approx. 134.0 sq. metres (1442.6 sq. feet)







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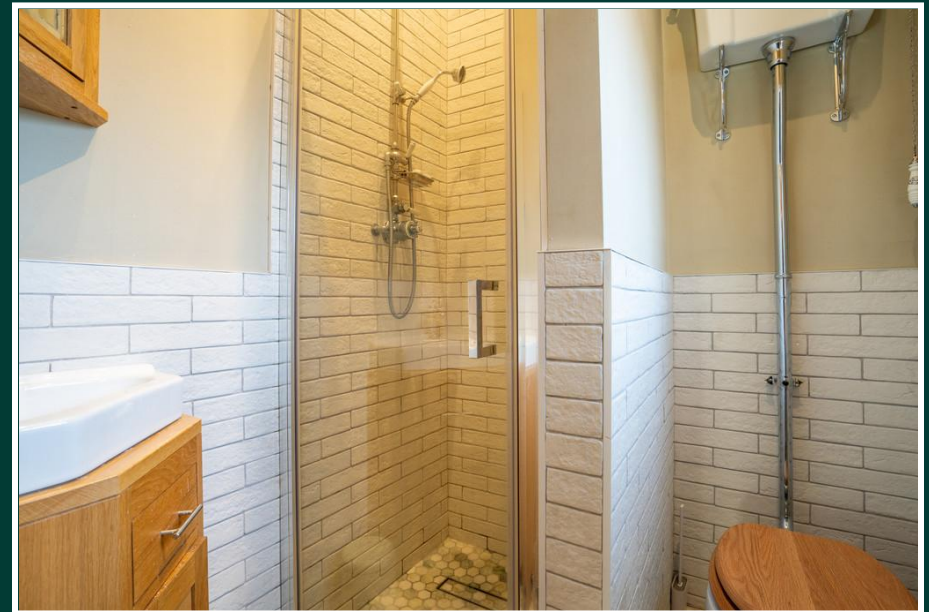
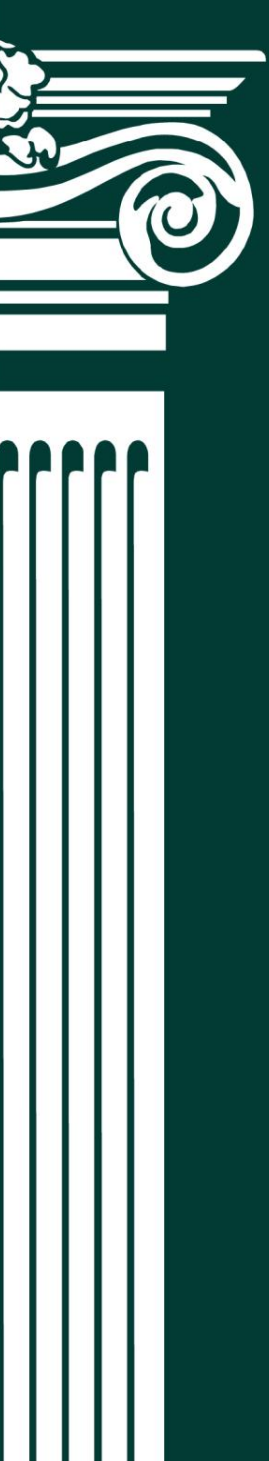




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