



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

The Old Pump House, Wakefield Road
Lepton, Huddersfield



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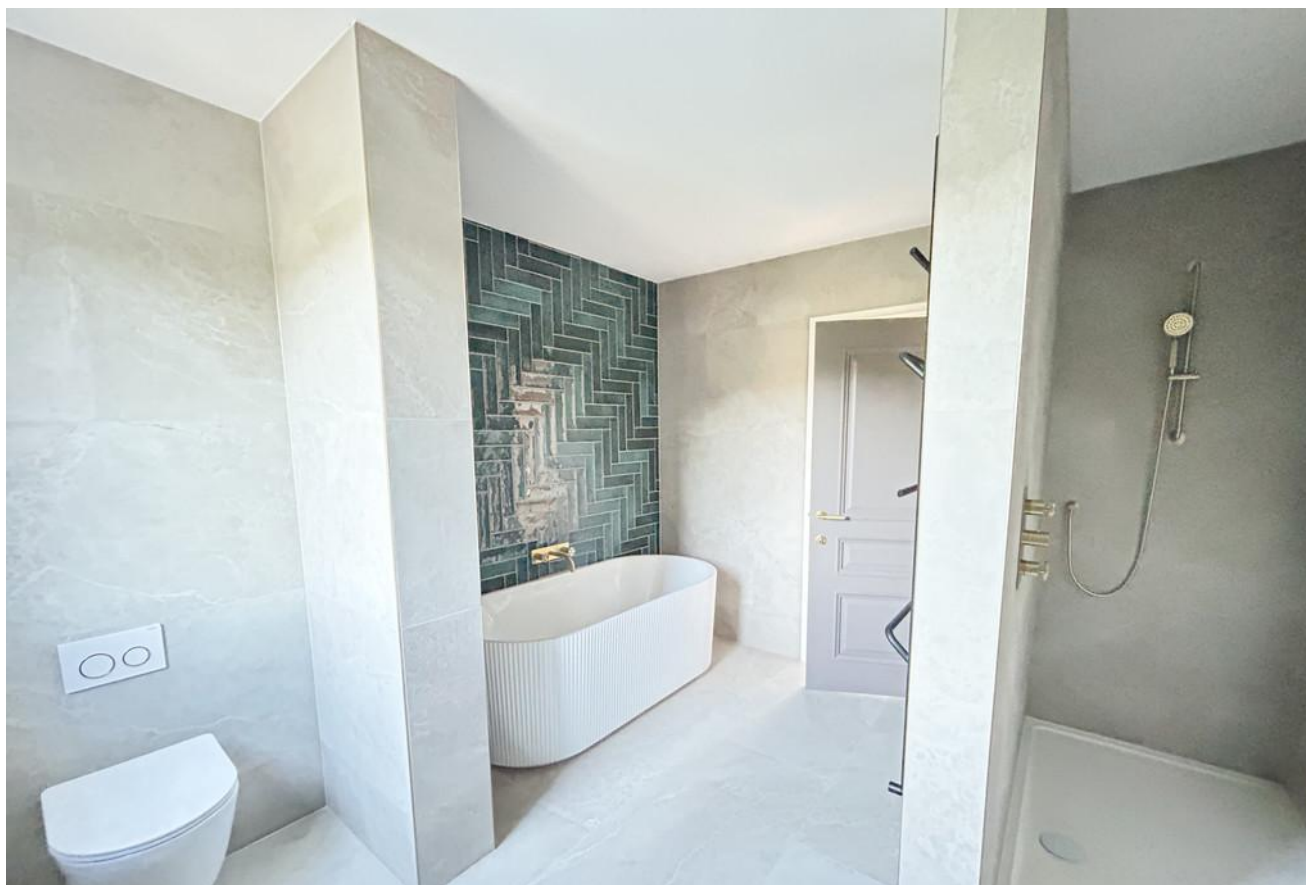
Offers In Region Of £1,225,000

YORKSHIRES FINEST ARE PLEASED TO PRESENT THE OLD PUMPHOUSE, A DEVELOPMENT OF TWO ARCHITECTURALLY DESIGNED AND BUILT QUALITY STONE DETACHED HOMES IN THE FINAL STAGES OF THE DEVELOPMENT WITH INTERNAL IMAGES BEING ADDED IN THE COMING WEEKS. EACH DEVELOPMENT MEASURING IN EXCESS OF 4000SQFT AND BOASTING GARDENS AND PADDOCKS STRETCHING TO 2 ACRES IN SIZE. INTERNALLY THE PROPERTIES ARE PRESENTED TO A HIGH TECH STANDARD, WITH SIX BEDROOMS AND FIVE BATHROOMS ON OFFER TO EACH. ENJOYING A STUNNING RURAL ASPECT WITH ELECTRIC GATED PRIVATE DRIVEWAY, THE PROPERTIES ARE IDEALLY LOCATED WITH SUPERB COMMUTER LINKS TO BOTH THE M1 AND M62 MOTORWAY NETWORKS.

Yorkshires finest are pleased to present the old pumphouse, a development of two architecturally designed and built quality stone detached homes in the final stages of the development with internal images being added in the coming weeks. Each development measuring in excess of 4000sqft and boasting gardens and paddocks stretching to 2 acres in size. Internally the properties are presented to a high tech standard, with six bedrooms and five bathrooms on offer to each. Enjoying a stunning rural aspect with electric gated private driveway, the properties are ideally located with superb commuter links to both the m1 and m62 motorway networks.

HOUSE CONSTRUCTION

Locally sourced Hand dressed Yorkshire Stone Natural slate roofs Stone Heads and Cills



KITCHEN

Solid Wood Painted Ash In Frame Kitchens with bespoke Design
Appliance Brands to include Fisher and Paykel, Miele and Siemens
Quartz Work Surfaces

BATHROOM FURNITURE

Geberit off the wall toilets with White/Gold Pushplates
Branded Taps and high end luxury fixtures and fittings
Floor to ceiling Porcelain tiles

FLOOR COVERINGS

Luxurious Carpets throughout, Porcelain tiled entrance hall, Kitchen and Dining room with Bookmark features.

EXTRENAL DOORS

Origin Aluminium Bi Folds and doors with a 20 year Guarantee

INTERNAL DOORS

French 3 panelled raised mouldings, hand painted

STAIRCASE

Designed Staircase to incorporate Natural oak, Parquet flooring, Porcelain tiles and 12mm Glass track.

LIGHTING

Recessed architectural plastered in downlights throughout
Lighting scenes to include Wall lights and features lights throughout

NETWORKING

CAT6 network cabling to every tv point in the house wired into a gigabit switch for compatibility.
Media unit to be installed in the Living room and a Bar area built into the Family space of the Kitchen.

HEATING

12KW Air Source Heat pump to provide Gold standard Rehau UFH to the ground floor and Radiators throughout
En Suites to have electric underfloor heating with programable stats.

EXTERNAL LANDSCAPING

Electric gates to each property and an additional gate on the addition of a roadside gate leading from Wakefield road.
A combination of Open Coursed tarmac with gravelled areas and extensive landscaping throughout.
Out door kitchen area with Porcelain tiles, all lawns to be turfed and not seeded



SECURITY

With the benefit of 2 electric gates, Texecom alarm system and CCTV network if required.

TENURE

Freehold

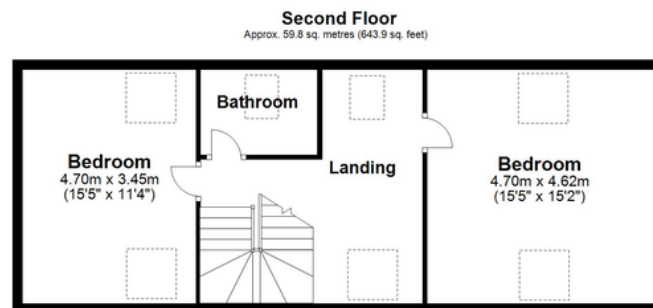
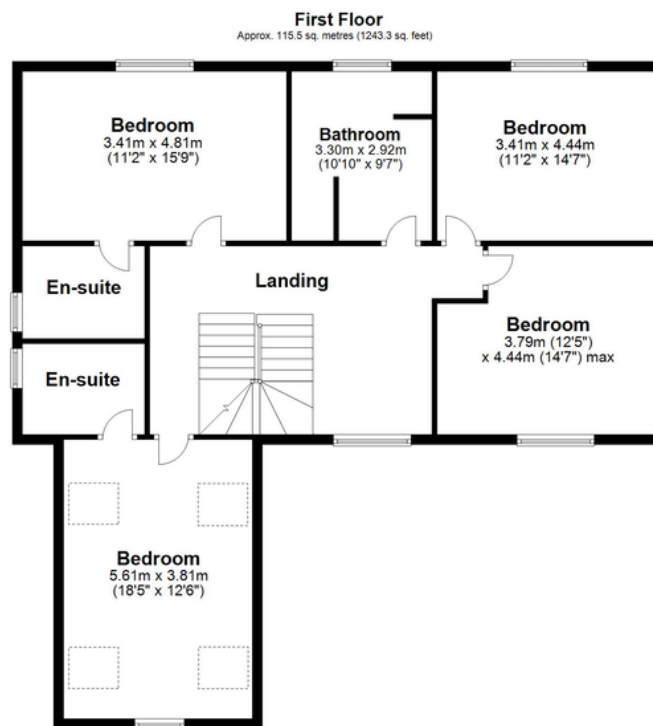
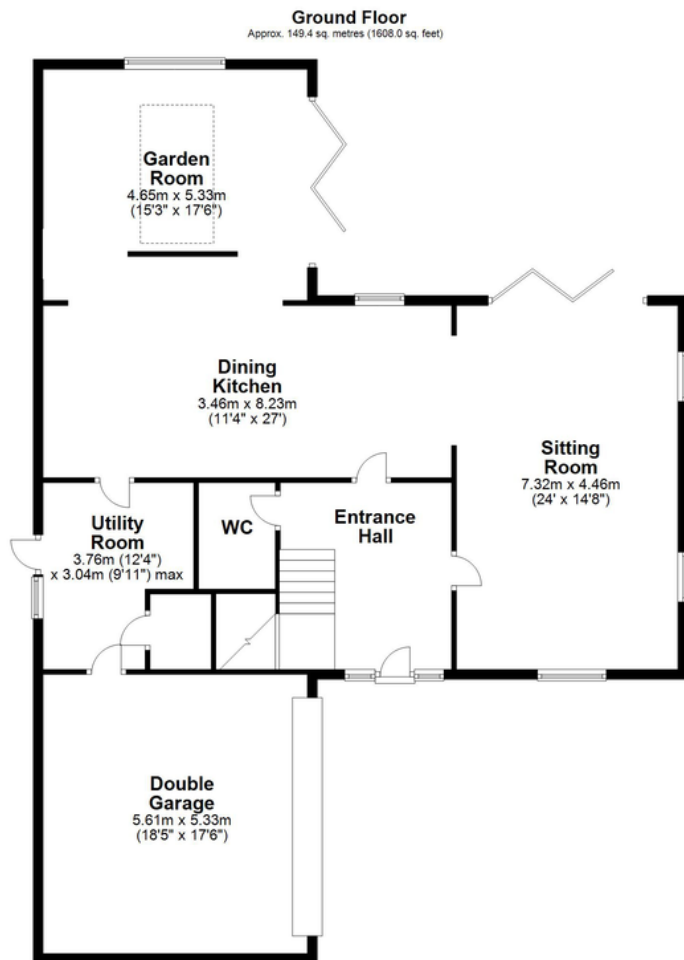
COUNCIL TAX

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AGENT NOTES

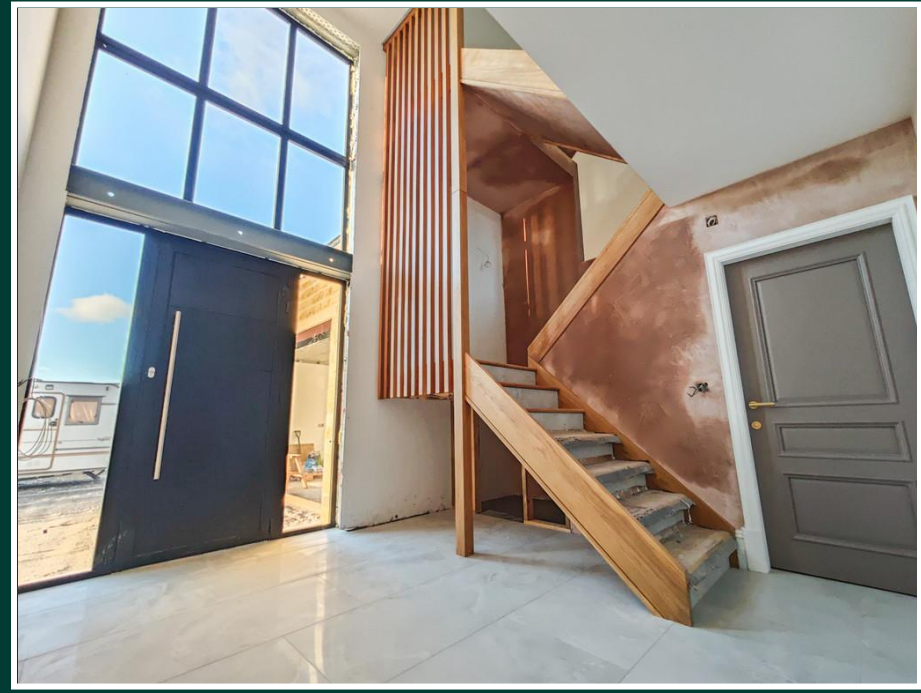
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Hillside Plot 2



Total area: approx. 324.7 sq. metres (3495.2 sq. feet)





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FW: 2022/77/00397 The Old Pump House, Wakefield Road, Lepton, Huddersfield, HD8 0LY Demolition Of Existing Buildings And Erection Of Two Detached Three Storey Dwellings



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