



Plot 1 Fairview, The Old Pump House,  
Wakefield Road



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



Plot 1 Fairview, The Old Pump House,  
Wakefield Road  
Lepton, Huddersfield

Offers In Region Of £1,350,000

YORKSHIRES FINEST ARE PLEASED TO PRESENT FAIRVIEW, ONE PROPERTY FROM A DEVELOPMENT OF TWO PRIVATE, ARCHITECTURALLY DESIGNED AND BUILT QUALITY STONE DETACHED HOMES NEARING COMPLETION AND READY FOR OCCUPATION FROM APRIL 2024. MEASURING APPROXIMATELY 4200SQFT AND BOASTING GARDENS AND PADDOCKS STRETCHING TO 2 ACRES IN SIZE. WITH THE OPTION OF FINAL FINISHING'S TO BE NEGOTIATED CREATING THE OPPORTUNITY TO DESIGN YOUR DREAM HOME. INTERNALLY THE PROPERTY IS PRESENTED TO A HIGH TECH STANDARD, WITH SIX BEDROOMS AND FOUR BATHROOMS ON OFFER TO EACH. ENJOYING A STUNNING RURAL ASPECT , ACCESS TO LOCAL COUNTRY WALKS. WITH ELECTRIC GATED PRIVATE DRIVEWAY. THE PROPERTIES ARE IDEALLY LOCATED WITH SUPERB COMMUTER LINKS TO BOTH THE M1 AND M62 MOTORWAY NETWORKS. ACT QUICKLY, EXCLUSIVES HOMES LIKE THIS ARE NOT TO BE SEEN AGAIN!

## 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.

## EXTERNAL 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  
programmable 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

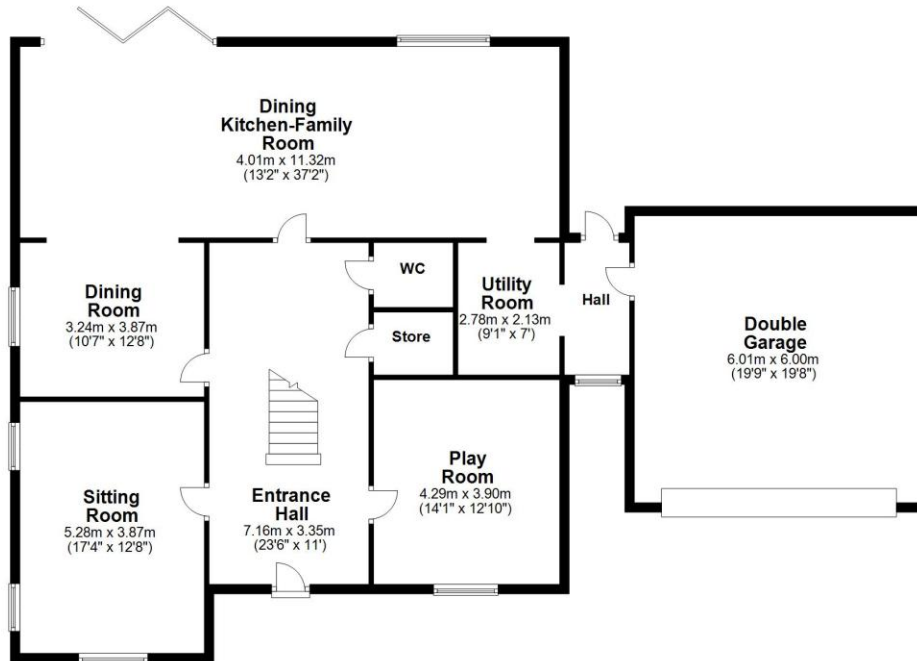
## SECURITY

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

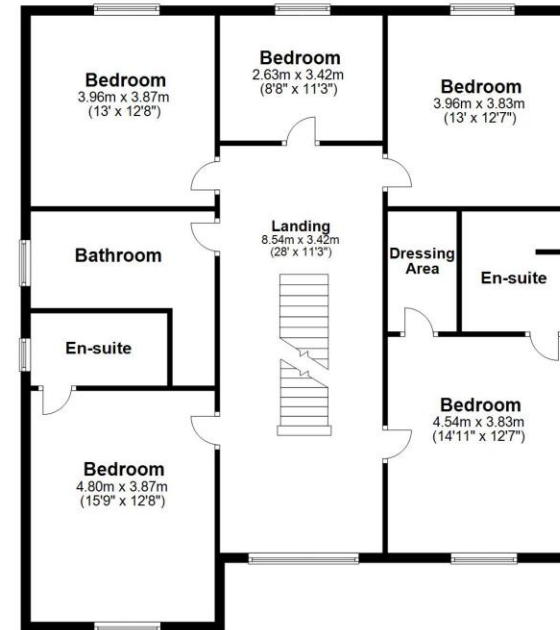
## AGENT NOTES

- 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.

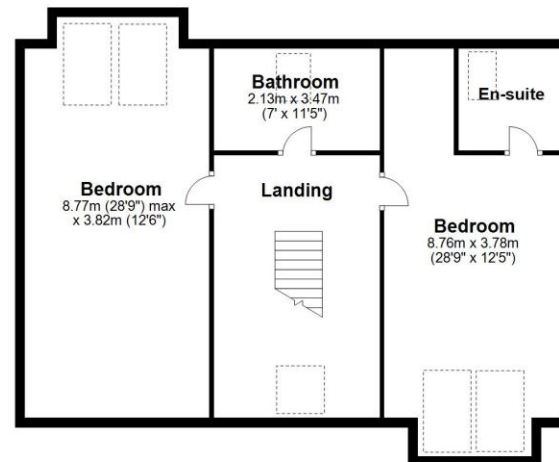
**Ground Floor**  
Approx. 173.8 sq. metres (1889.1 sq. feet)



**First Floor**  
Approx. 132.7 sq. metres (1428.3 sq. feet)



**Second Floor**  
Approx. 91.2 sq. metres (981.5 sq. feet)



Total area: approx. 397.5 sq. metres (4278.8 sq. feet)



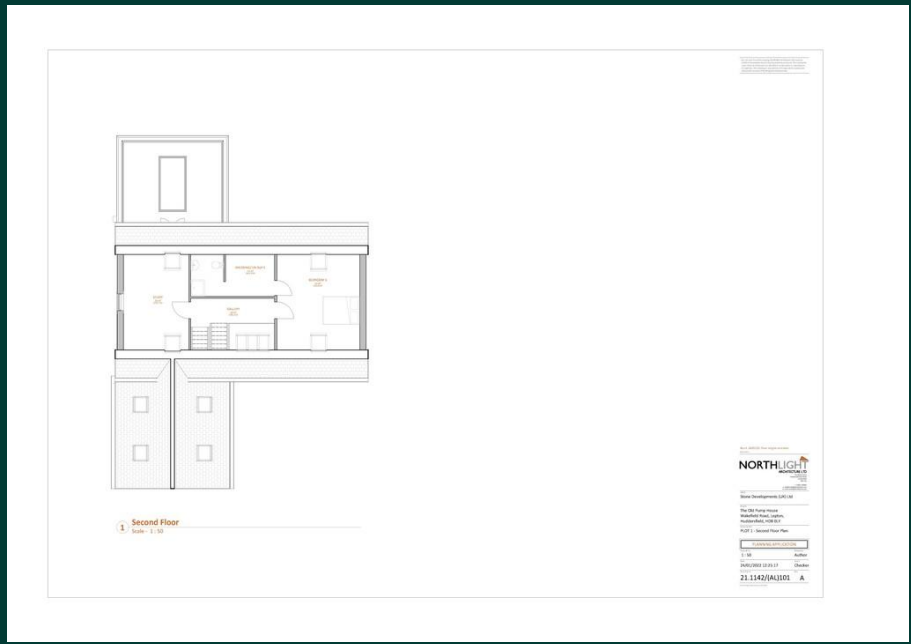
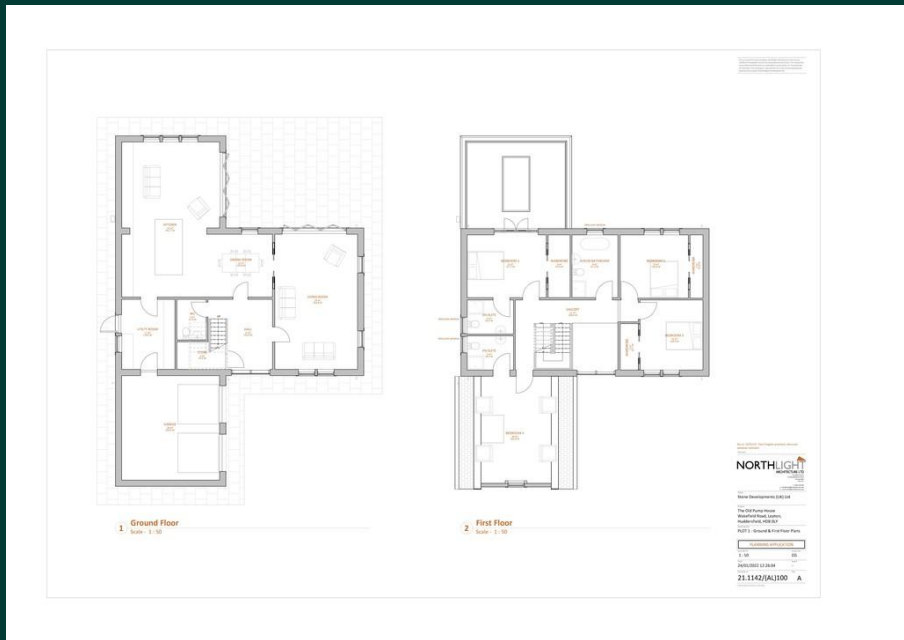


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