

11 Rowley Drive,
Lepton HD8 0AH

OFFERS AROUND
£195,000



BURSTING WITH POTENTIAL AND IN NEED OF MODERNISATION, THIS TWO BEDROOM SEMI DETACHED BUNGALOW BOASTS SPACIOUS LIVING ACCOMMODATION, LOW MAINTENANCE GARDENS, GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

TENURE TBC / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door into the entrance hallway, doors open to the kitchen, lounge, two bedrooms, bathroom and a hatch gives access to the loft.



LOUNGE 15'1" max x 12'2" max

This spacious reception room has a feature brick fireplace and offers room for a range of living and dining room furniture if desired. A large window gives a view over the front garden and a door opens to the hallway.



KITCHEN 11'0" max x 8'7" max

This light and airy kitchen has views over the street scene and pleasant views beyond. The kitchen is fitted with a range of wall and base units, complimentary work tops, tile splash backs and a composite sink with mixer tap. Integrated appliances include an electric oven with grill and a four ring electric hob with extractor fan over. There is plumbing for a washing machine and space for a fridge and freezer. A door opens to the hall.



BEDROOM ONE 12'11" apx x 12'3" apx

A generous size double bedroom positioned to the rear of the property with ample space for bedroom furniture. A window looks out to the garden and a door opens to the hall.



BEDROOM TWO 8'9" apx x 8'5" apx

Another double bedroom located at the rear of the property with space for freestanding furniture. An opening leads to the hall.



BATHROOM 6'5" apx x 5'3" apx

The bathroom is fitted with a three piece suite including a low level W.C, pedestal hand wash basin and a bath with a shower over. A side obscure window allows natural light to flow through and a door opens to the hall.



REAR GARDEN

To the rear of the property is a patio garden with decorative pebbled areas ideal for dining out or entertaining.



EXTERNAL, GARAGE AND DRIVEWAY

A sizeable driveway runs down the side of the property with parking for multiple vehicles and leads to a detached single garage with an up and over door.

The front garden is low maintenance, has a patio and pebble borders. A lovely space to sit out and for decorative pots/planters.



***MATERIAL INFORMATION**

TENURE:

Freehold / Managed Freehold / Leasehold / Commonhold / Shared Ownership / Other

LEASEHOLD:

Length of lease -

Start date -

Years remaining -

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

Ground rent - £xxx per annum

Service charge - £xxx per annum

Estate/development charge - £xxx per annum

Shared area maintenance charge - £xxx per annum

Non mains heating or sewerage costs: £xxx per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage / Driveway

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property /

There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available / There are no known structural defects to the property / There is a known structural defect to the property and information can be provided upon request.

The property contains cladding / A EWS1 form is available / The property contains spray foam insulation / The property contains asbestos

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices /

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 xxx mbps

ENVIRONMENT:

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

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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
	66	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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PAISLEY
PROPERTIES