



38 Fields Road, Lepton, Huddersfield, HD8 0AQ

£250,000

bramleys

This 2 bedroom, semi-detached true bungalow has undergone an extensive programme of refurbishment and modernisation throughout in the last 2 years and now provides a modern and well appointed bungalow.

Situated in the popular residential area of Lepton, the property would make an ideal purchase for those looking towards retirement and has a modern fitted kitchen with a wealth of integrated appliances, fully tiled shower room with rainwater showerhead, low maintenance gardens and detached single garage.

Only by a personal inspection can one truly appreciate the position, size and quality of this outstanding bungalow.

Energy Rating: E



GROUND FLOOR:

Enter the property through a composite external door into:-

Dining Kitchen

16'0" x 8'6" (4.88m x 2.59m)

Being fitted with a range of modern wall, drawer and base units with a wealth of integrated appliances including 4 ring Bosch induction hob with overhead extractor fan and light, split level oven and grill with integrated microwave, fridge, freezer and washing machine. There is granite work surfaces, part tiled walls, sunken LED lighting, uPVC double glazed bay window to the front and a central heating radiator.

Lounge

15'4" x 12'0" (4.67m x 3.66m)

Fitted with a gas and coal effect living flame fire which is set into a tiled hearth and backdrop, stone fire surround and timber mantel above. There is also ceiling coving, a central heating radiator and uPVC double glazed window.



Bedroom 1

12'7" x 11'10" (3.84m x 3.61m)

Peacefully situated to the rear of the property, having central drawer units with overhead cupboards and vanity mirror, central heating radiator, uPVC double glazed window and built-in 6 door wardrobes which provide hanging and shelving facilities.

Bedroom 2

8'10" x 9'2" (2.69m x 2.79m)

Situated to the rear of the property, this bedroom could be used as a dining room if required and has a central heating radiator, ceiling coving and uPVC double glazed, sliding patio doors which give access to the rear garden.

Shower Room

Fully tiled to the walls, the shower room is also fitted with a 3 piece suite comprising of a concealed flush WC, vanity wash bowl with chrome mixer taps and cupboards beneath, together with a double width walk-in shower cubicle with rain water shower and additional hose. There is a uPVC double glazed window and graphite central heating radiator/towel rail.



OUTSIDE:

There is a block paved driveway and parking apron, together with low maintenance pebbled gardens to the front. The side driveway extends into the rear of the property and gives access to the detached single garage. To the rear there is a low maintenance garden with pebbled and flagged areas, flowerbed borders, timber fencing, shaped lawns and flagged patio. There is also external security lighting and water tap.

Garage

Which has an up and over door, private side access door and a uPVC double glazed window.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through the villages of Aspley and Moldgreen. At the traffic lights in Waterloo bear right into Penistone Road and continue past Morrisons supermarket and Harveys Bar. Turn left into Station Road and proceed up for a short distance, turning right into Common End Lane which then becomes Manor Park Way. Turn left into Woodlands Road and then right into Fields Road where the property will be found on the right hand side identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

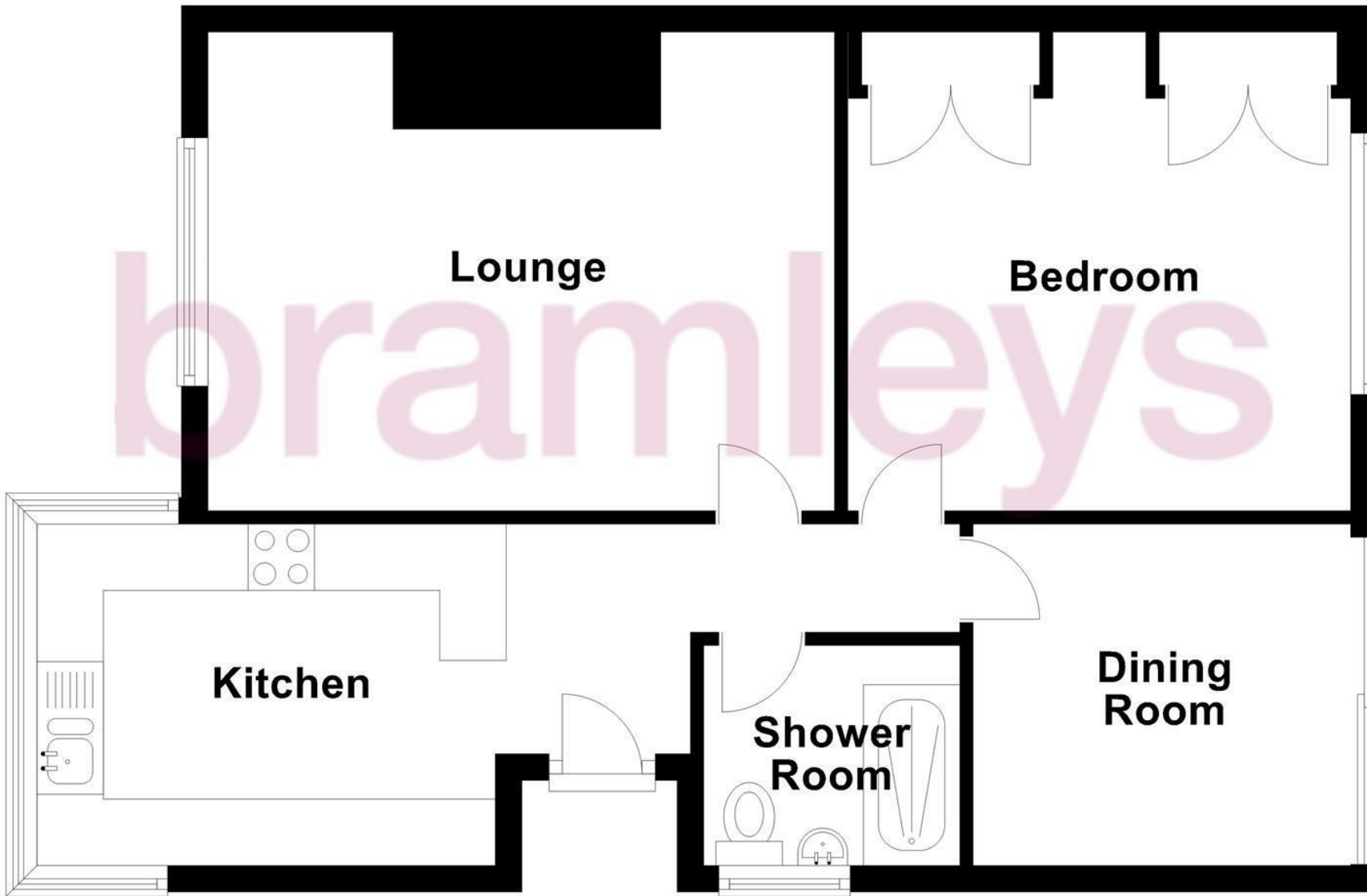
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.





Ground Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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