



219 Rowley Lane, Lepton, Huddersfield, HD8 0EH

Offers Over £230,000

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This stone built, 3 bedroom semi-detached property is situated in the highly desirable area of Lepton. Set on to an extensive plot with particularly large rear gardens, the property would make an ideal purchase for those with a young and growing family.

The property has gas fired central heating, uPVC double glazing and detached single garage. However, the property does require some modernisation and improvement works, which have been reflected within the asking price.

Only by a personal inspection can one truly appreciate the magnificent plot and potential for extension (subject to local authority approval).

Energy Rating: D





GROUND FLOOR:

Enter the property through a uPVC external door with leaded and coloured glass glazed panels.

Entrance Hall

With a central heating radiator, Lincrusta panelling and an access door into the lounge.

Lounge

15'4" x 13'0" (4.67m x 3.96m)

Situated to the front of the property, having a uPVC double glazed bay window, 2 central heating radiators and being fitted with a gas and coal effect fire.

Dining Kitchen

18'7" x 10'6" (5.66m x 3.20m)

Having a range of wall and base units with laminated work surfaces and part tiled walls. There is a gas cooker point, inset stainless steel sink unit with mixer taps and side drainer, 2 central heating radiators and a uPVC double glazed window. There is a gas fire to the dining area and a timber and glazed door which gives access to the rear porch.

Utility Porch

5'7" x 3'6" (1.70m x 1.07m)

With quarry tiled flooring, plumbing for a washing machine and sealed unit double glazed windows.

FIRST FLOOR:

Landing

With a uPVC double glazed window and in turn leads through to:-

Bedroom 1

15'5" x 11'8" max inc wardrobes (4.70m x 3.56m max inc wardrobes)

With fitted sliding mirrored wardrobes, cupboards above, uPVC double glazed bay window to the front and central heating radiator.



Bedroom 2

11'8" max x 10'5" (3.56m max x 3.18m)

Peacefully situated to the rear of the property overlooking the superb rear gardens. There is a uPVC double glazed window, central heating radiator and built-in store cupboards.

Bedroom 3

9'4" max x 5'8" min / 6'10" (2.84m max x 1.73m min / 2.08m)

An L-shaped bedroom which incorporates the bulk-head. Having a uPVC double glazed window and central heating radiator.

OUTSIDE:

The property has a lawned garden with flowerbed borders, concrete side driveway which leads to the detached single garage. There is a water tap to the side of the property and to the rear there are extensive gardens which are predominantly lawned, with pathways, flagged patio, shaped lawns, inset flowerbeds and mature trees/shrubs and bushes. There is a summer house and 2 garden sheds.

Single Garage

15'9" x 9'3" (4.80m x 2.82m)

Having an up and over door and power/light points.

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 traffic lights at Aspley, Moldgreen and Dalton. On reaching the lights in Waterloo keep left and continue along Wakefield Road, passing the Hyundai garage on the left hand side. Once in the village of Lepton take a right hand turning into Rowley Lane where the property will be found on the right hand side identified by a Bramleys for sale board.

TENURE:

Freehold - Please note, the title is currently unregistered, however the solicitors hold the title deeds.

COUNCIL TAX BAND:

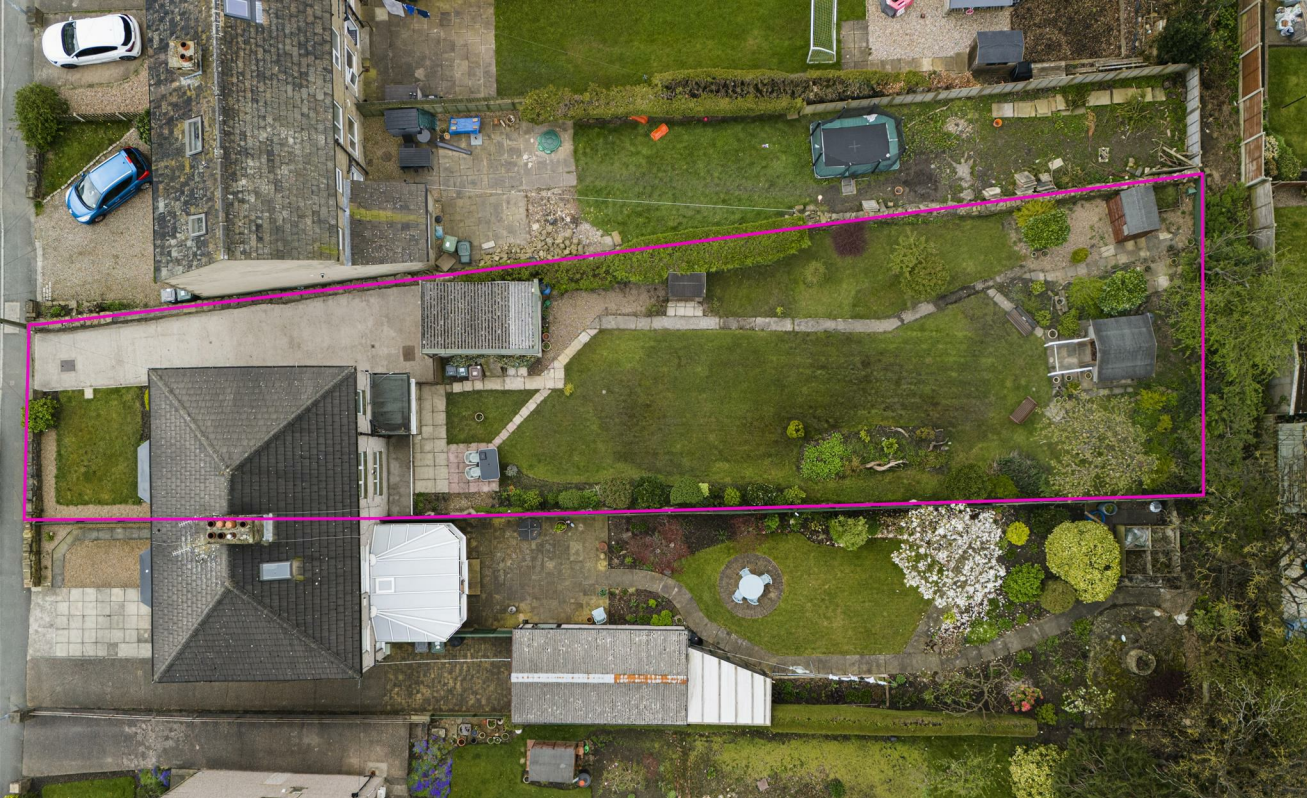
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ONLINE CONVEYANCING SERVICES:

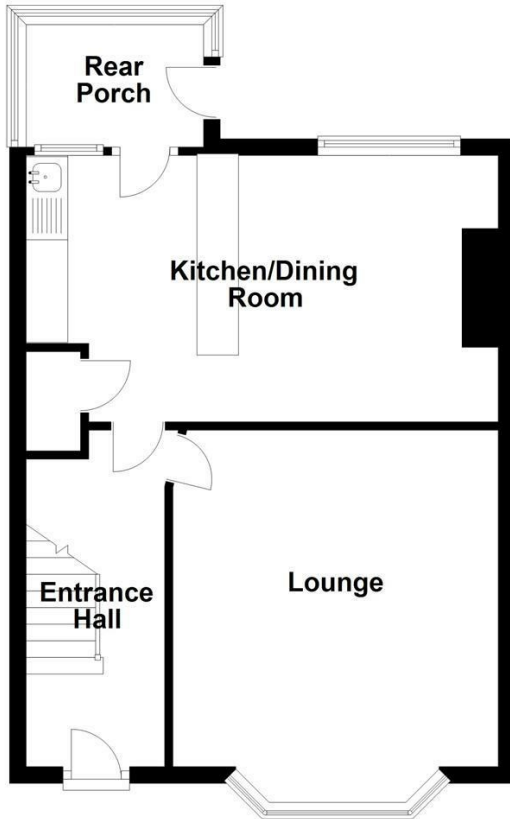
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient.

Ask a member of staff for details.

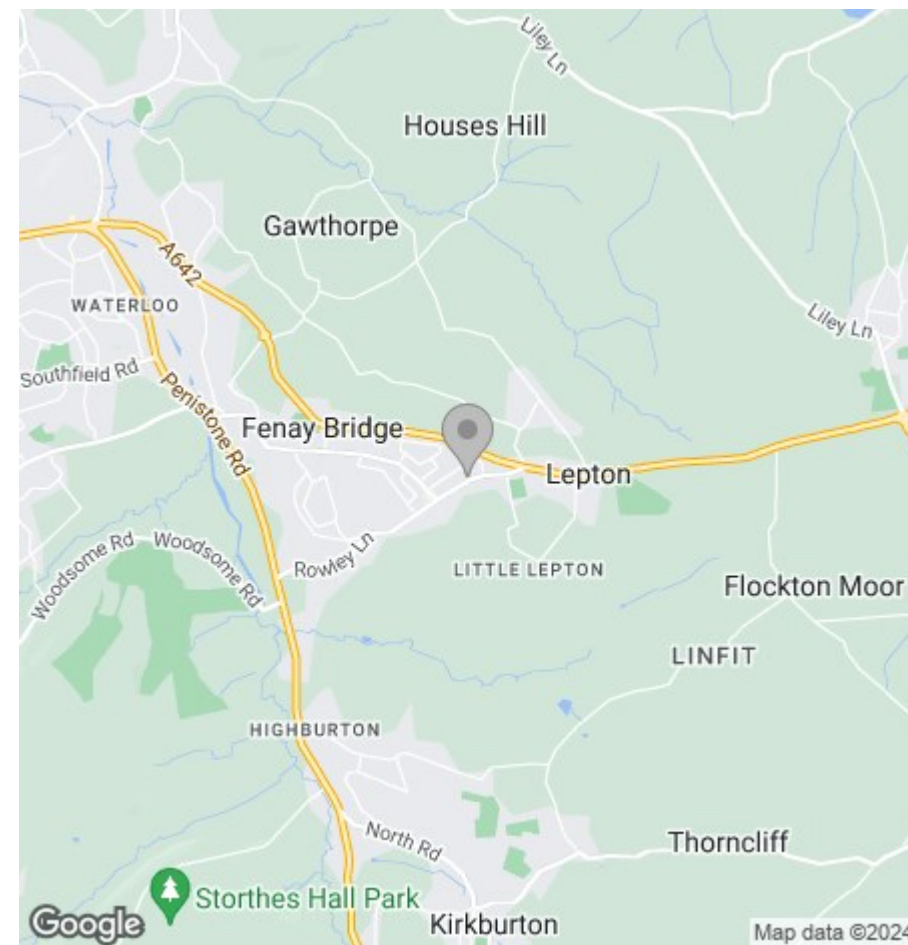
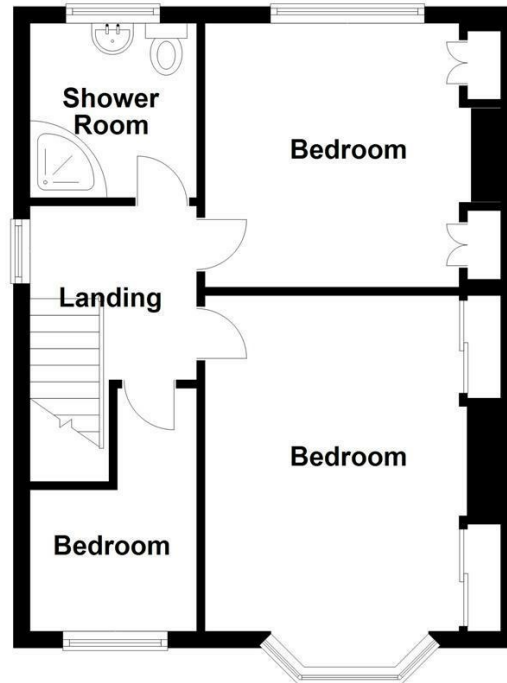




Ground Floor



First 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	66	
England & Wales	EU Directive 2002/91/EC	