



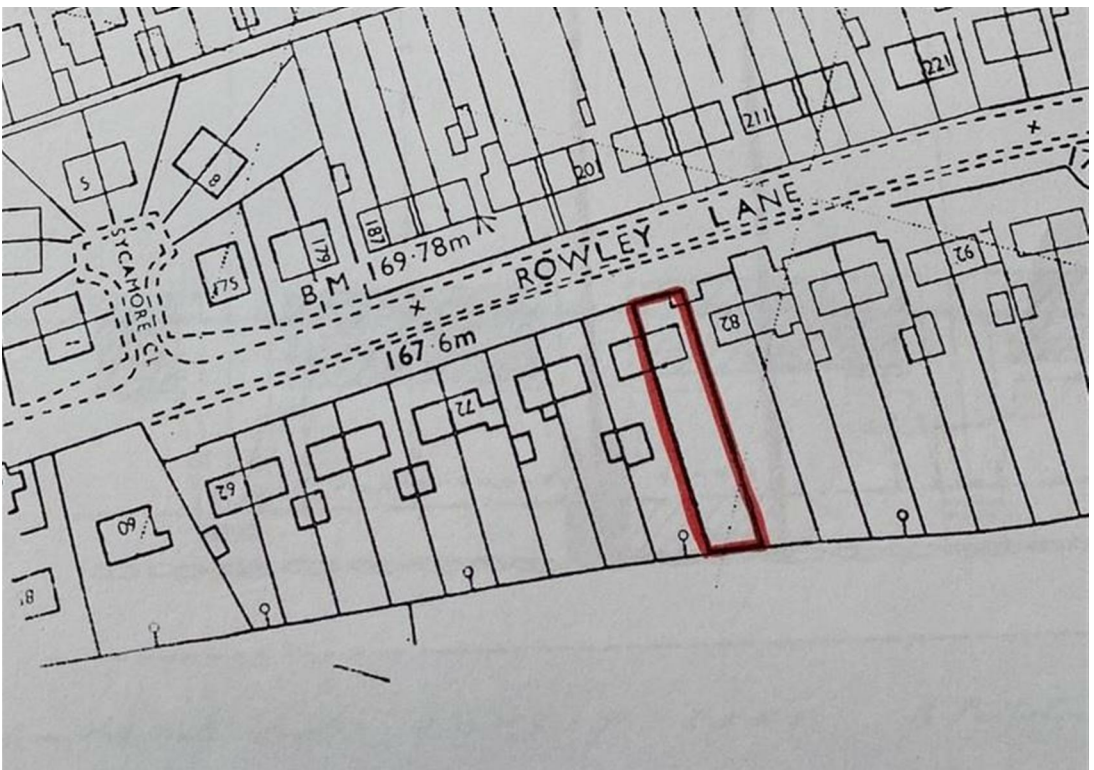
80 Rowley Lane, Lepton, Huddersfield, HD8 0EH  
£290,000

**bramleys**

This 3 bedroom semi-detached family home enjoys a SUPERB LARGER THAN AVERAGE PLOT to rear, complete with a summerhouse, offering a tranquil retreat right on your doorstep. For those with a green thumb or a vision for expansion, the property also presents the exciting opportunity to extend, allowing you to customise and enhance the living space to suit your needs (subject to all necessary consents). The conservatory offers a dining space and provides a lovely spot to enjoy the garden views all year round. Also having ample off-road parking and garage. An internal viewing highly recommended to fully appreciate this amazing plot, you will not be disappointed!

Energy Rating: D





## GROUND FLOOR:

### Entrance Hall

Having laminate flooring, a central heating radiator and staircase rising to the first floor.

### Kitchen

9'9" x 8'1" (2.97m x 2.46m)

The kitchen has a range of wall and base units with working surfaces over, having an integrated oven, gas hob with extractor hood over, space and plumbing for a washing machine and space for an under counter fridge. Also having a uPVC side external door and a uPVC double glazed window which overlooks the rear garden.

### Lounge

18'9" x 11'0" (5.72m x 3.35m)

Having a gas fire, a central heating radiator, uPVC double glazed window to the front and a sliding patio door leads to the conservatory to the rear.

### Conservatory

11'3" x 8'6" (3.43m x 2.59m)

Having laminate flooring, uPVC double glazed windows and French doors to the garden.

## FIRST FLOOR:

### Landing

The landing has a uPVC double glazed window to the side and access to the loft via a pull down ladder. The loft is part boarded and insulated, providing additional light storage space or potential to convert into additional living space (subject to any necessary planning consents).

### Bedroom 1

10'0" x 9'11" (3.05m x 3.02m)

This double room has a central heating radiator and a uPVC double glazed window.

### Bedroom 2

11'2" x 8'1" (3.40m x 2.46m)

Being situated to the rear and having a central heating radiator and uPVC double glazed window which enjoys views over the garden.

### Bedroom 3

6'9" x 6'2" (2.06m x 1.88m)

A single bedroom with a central heating radiator and a uPVC double glazed window. A door gives access to a useful storage room.

### Bathroom

Having part tiled walls, tiled flooring and a three piece suite comprising bath with shower attachment over and screen, wc, hand wash basin, ladder style radiator and uPVC double glazed window.

## OUTSIDE:

To the front is a driveway which provides off road parking for numerous vehicles. To the side of the property is a built in store (under the house staircase). The driveway leads to a detached single garage which has internal power. A gate to the side gives access to the superb larger than average lawned garden to rear. Due to the size of the plot, the property offers potential to extend (subject to all necessary consents). This lovely garden provides privacy and is an ideal space for children and pets and entertaining with all the family. The summerhouse has internal power and lighting and measures 24'1 x 9'7.

## 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 can be found.

## TENURE:

Freehold

## COUNCIL TAX BAND:

B

## 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.

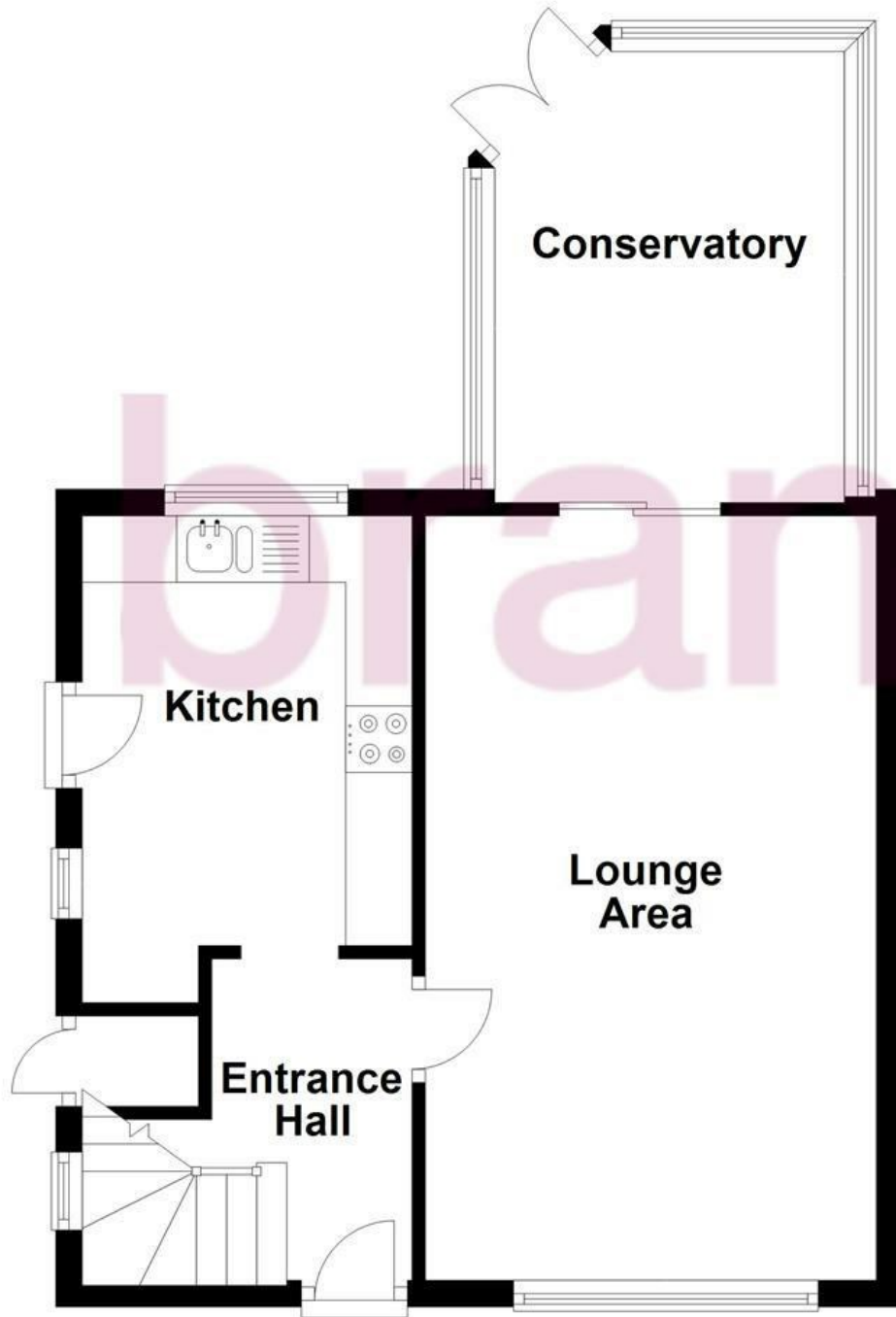
## VIEWINGS:

Please call our office to book a viewing on 01484 530361.

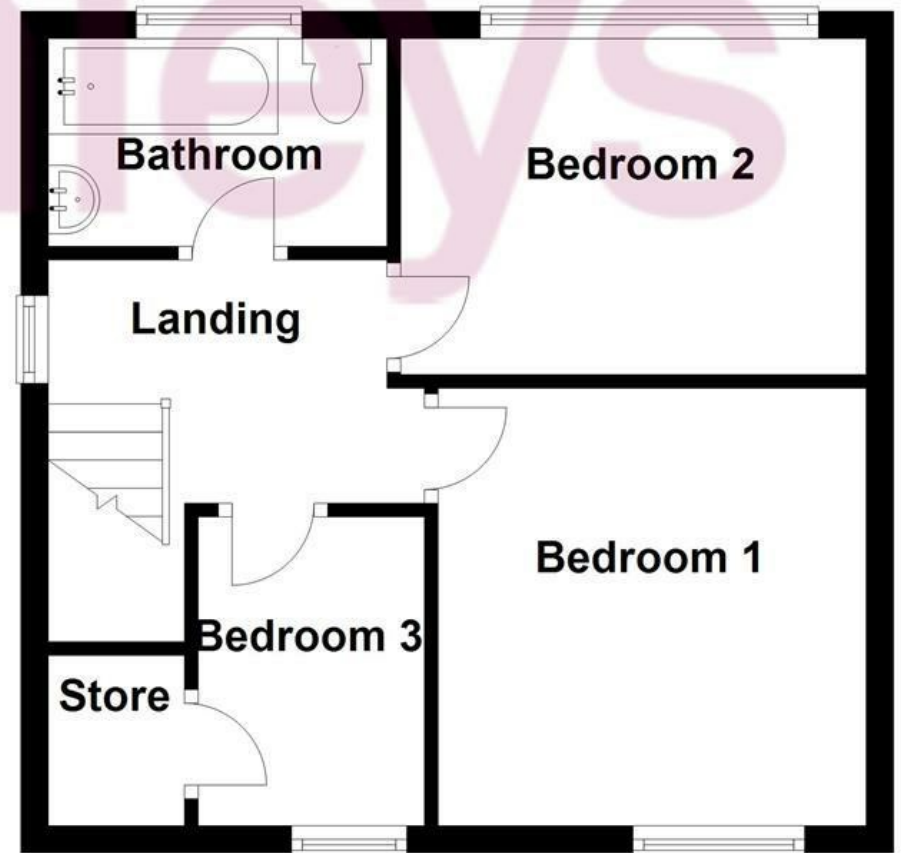


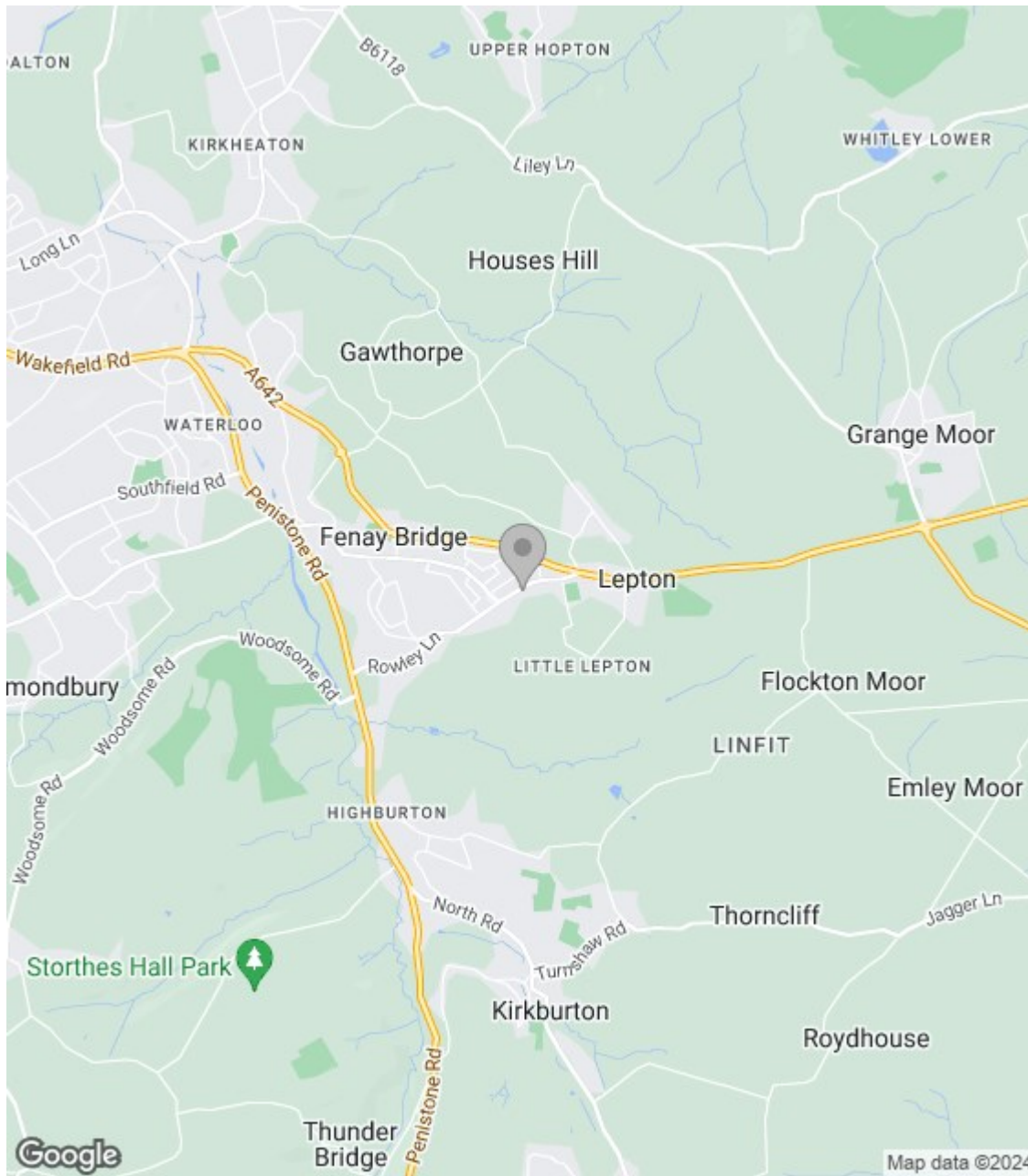


# Ground Floor



# First Floor





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**