



7 Woodlands Road, Lepton, Huddersfield, HD8 0HX

£210,000

bramleys

This 2 bedroomed semi-detached true bungalow is situated in the heart of Lepton village, where most daily requirements can be satisfied. The property has uPVC double glazing, electric storage heating and would make an ideal purchase for those looking towards retirement. Woodlands Road is a highly desirable residential location with great bus links to Huddersfield town centre.

Energy Rating: E





GROUND FLOOR:

A uPVC double glazed door gives access to the entrance hall.

Entrance Hall

Having an electric storage heater and built-in store cupboards.

Kitchen

14'10" x 12'0" (4.52m x 3.66m)

Having a range of matching floor and wall units with laminated working surfaces, electric cooking point, plumbing for automatic washing machine and stainless steel sink unit with mixer taps and side drainer, part tiling to the walls, uPVC double glazed window and electric storage heater.

Lounge

14'10" x 12'0" (4.52m x 3.66m)

Peacefully situated to the rear of the property and having an electric storage heater, uPVC double glazed window and French doors leading directly into the rear gardens.

Bedroom 1

12'0" x 12'0" (3.66m x 3.66m)

Having built-in 4 door wardrobes, an electric storage heater and a uPVC double glazed window.

Bedroom 2

8'11" x 8'10" (2.72m x 2.69m)

Having a uPVC double glazed window and electric storage heater.

Bathroom

Being fully tiled to the walls and having a 3 piece suite comprising low flush toilet, pedestal wash basin and paneled bath with overhead shower and shower rail. There is a uPVC double glazed window and electrically heated towel rail.

Loft

Spacious area with wooded floors, electric lighting providing plenty of storage space.

OUTSIDE:

There is a block paved driveway and parking apron. To the rear there is a block paved patio with adjacent flower beds, outside security lighting and water tap.

Detached Single Garage

The driveway leads to the detached single garage and has an up and over door, an additional side door and power and 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 Aspley, Moldgreen and Dalton. Continue along this road to the traffic lights in Waterloo and bear right into Penistone Road, passing Morrisons on the left. Continue along for approximately 1 mile before turning left into Station Road which then becomes Highgate Lane. Shortly before entering the village of Lepton, take a right hand turning into Woodlands Road and at the T-junction turn left, continuing along Woodlands Road. The property can be identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band B

MORTGAGES:

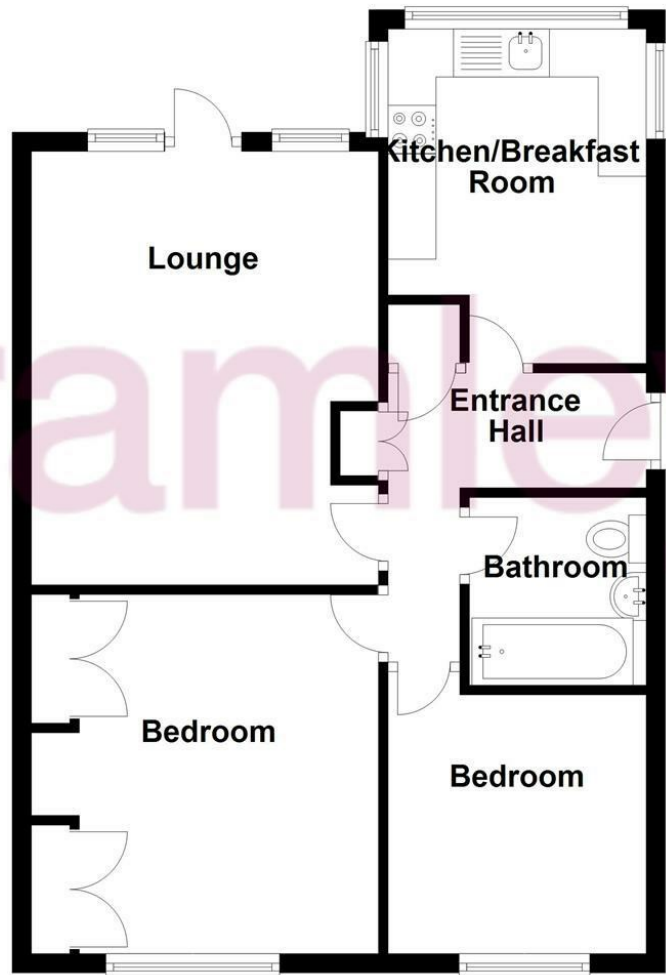
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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



Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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

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