



11 St. Johns Court, Lepton, Huddersfield, HD8 0AZ
£130,000

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NO UPPER CHAIN

This well presented, 1 bedroom terraced bungalow would make an ideal purchase for those requiring single storey living. Enjoying a cul-de-sac location, the property is currently fitted with uPVC double glazing, gas fired central heating and accommodation comprising:- entrance hall with large store cupboard, lounge, conservatory, fitted kitchen with integrated appliances, double bedroom with fitted wardrobes and a 3 piece shower room. Externally there are gardens to both the front and rear, together with a garage located near the property.

Energy Rating: C



GROUND FLOOR:

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

Entrance Hall

Fitted with a large store cupboard which houses the central heating boiler. The hallway also provides access to the loft.

Shower Room

Having part tiled walls and furnished with a 3 piece suite comprising of a shower enclosure, low flush WC and pedestal wash hand basin. There is also a central heating radiator and uPVC double glazed window.

Bedroom

8'2" min / 10'1" max into robes x 9'1" (2.49m min / 3.07m max into robes x 2.77m)

This double room has fitted wardrobes to one wall with sliding door fronts, a central heating radiator and uPVC double glazed window.

Lounge

12'4" x 11'5" (3.76m x 3.48m)

Having a central heating radiator and sliding patio doors to the conservatory. The lounge has an open archway to the kitchen.

Kitchen

11'4" x 5'11" (3.45m x 1.80m)

Fitted with a range of wall and base units with working surfaces over and tiled splash backs, an integrated fridge, freezer, electric hob with extractor hood over, eye level oven and stainless steel sink unit. There is a central heating radiator, uPVC double glazed window and space and plumbing for a washing machine,

Conservatory

9'0" x 8'1" (2.74m x 2.46m)

Being uPVC double glazed in construction and having a central heating radiator, fitted blinds and glazed door lead to the rear garden.

OUTSIDE:

There is a mature shrub garden to the front and enclosed private garden to rear with artificial grass and shrub borders. To the left hand side of the property, there is a block of 3 garages. The one on the far left comes with this property.

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 continue to the top of this road and turn left onto St. Johns Court where the property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

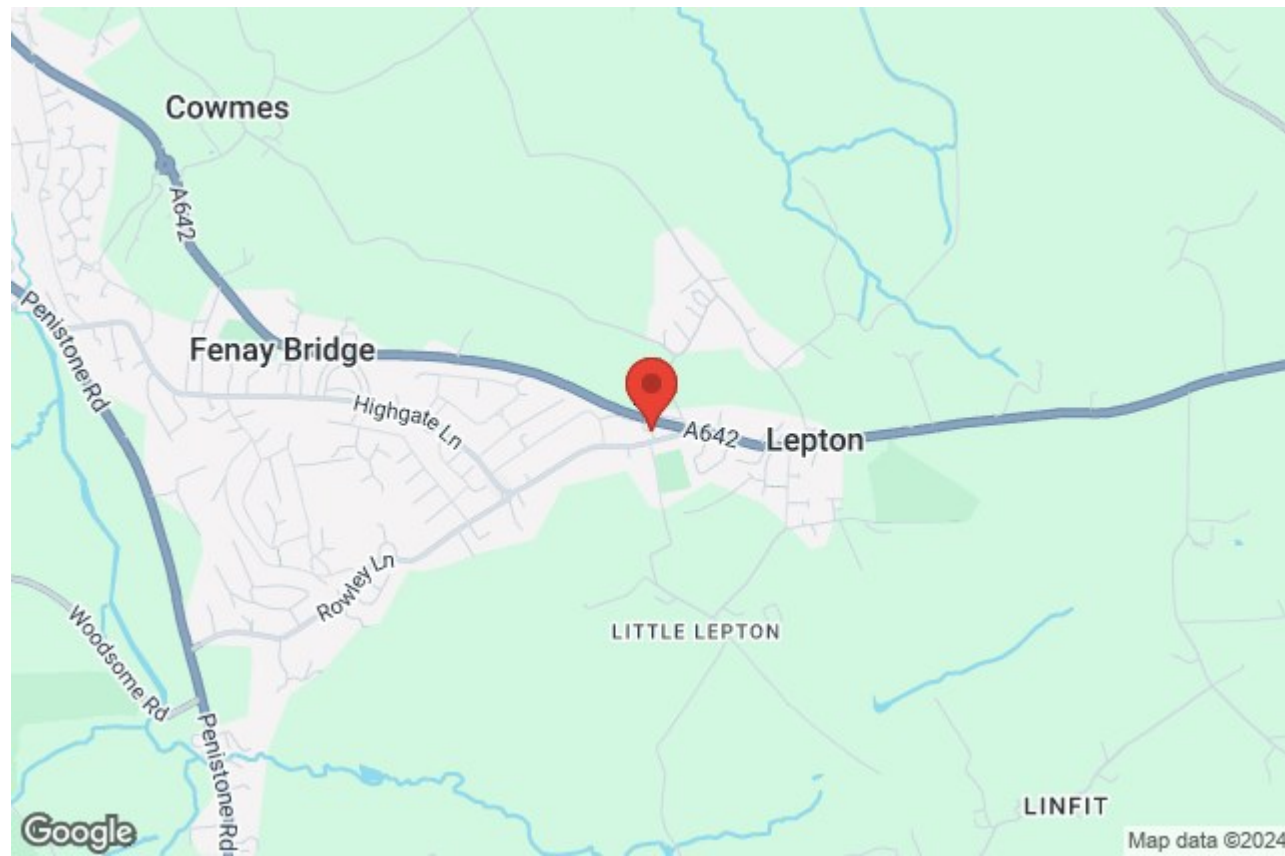
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MORTGAGES:

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Huddersfield | Halifax | Elland | Mirfield

