



201 Rowley Lane, Lepton, Huddersfield, HD8 0EH

£189,950

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This 2 bedroom end terraced property enjoys a superb LARGER THAN AVERAGE GARDEN to rear, ideal for young children and pets and offers scope for extension (subject to all necessary building consents). Being of interest to first time buyers, young families or those wishing to downsize and having uPVC double glazing, gas fired central heating and accommodation comprising: entrance vestibule, lounge, modern fitted dining kitchen, first floor landing, 2 double bedrooms and bathroom.

Ideally located for local amenities, excellent transport links and well regarded schools.

Energy Rating: D



GROUND FLOOR:

A uPVC entrance door gives access to the entrance vestibule.

Entrance Vestibule

Having a staircase rising to the first floor level and a central heating radiator.

Lounge

14'0 x 12'5 into bay (4.27m x 3.78m into bay)

The lounge has a fireplace surround with pebble effect gas fire, a central heating radiator and a uPVC double glazed bay window.

Dining Kitchen

15'7 x 8'2 (4.75m x 2.49m)

This modern fitted kitchen comprises a range of matt black wall and base units with working surfaces over, sink unit, plumbing for dishwasher and washing machine, space for a dryer and tall fridge freezer, gas Range style cooker with extractor hood over and a uPVC external stable door. Double glazed windows look out onto the rear garden and there is a modern Worcester central heating boiler.



FIRST FLOOR:

Landing

The landing gives access to the loft.

Bedroom 1

16'0 x 11'6 (4.88m x 3.51m)

This spacious double room has a central heating radiator, a feature fireplace and a uPVC double glazed window.

Bedroom 2

9'4 x 9'0 (2.84m x 2.74m)

Another good double room which has a central heating radiator and a uPVC double glazed window which overlooks the rear garden.

Bathroom

Having a three piece suite comprising bath with shower attachment over and screen, wc and pedestal wash hand basin. There is a ladder style radiator and a uPVC double glazed window.



OUTSIDE:

To the front is a concrete area (no dropped kerb) with flagged patio and gravelled section. A path down the side leads to a larger than average garden plot which provides a blank canvass for those green fingered buyers and offers ample space for the property to be extended (subject to all necessary consents). The garden is lawned, houses a timber garden shed and is ideal for young children, pets and entertaining in the summer months. There is also an internal store to the side of the 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 where the property can be found on the right hand side.

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.

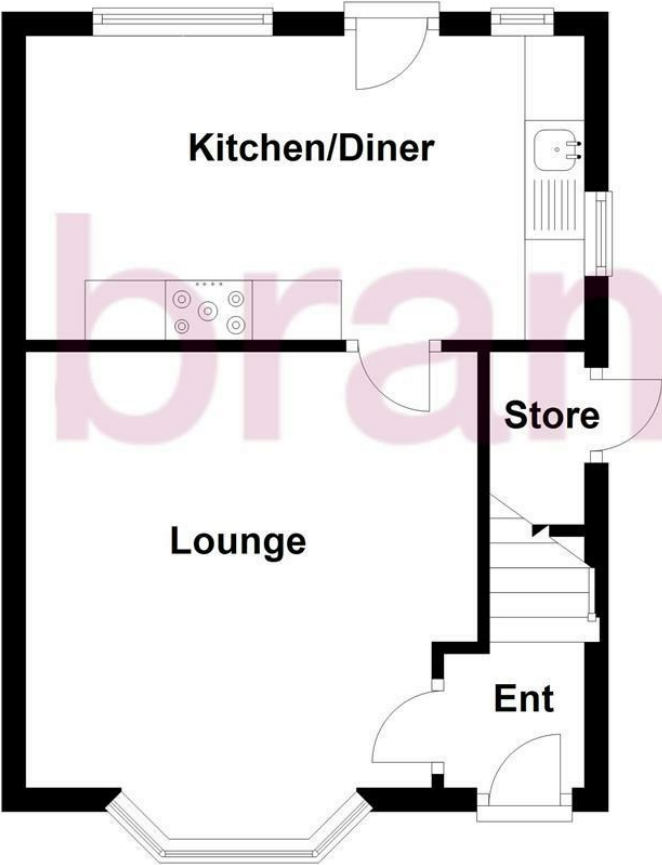
ONLINE CONVEYANCING SERVICES:

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.

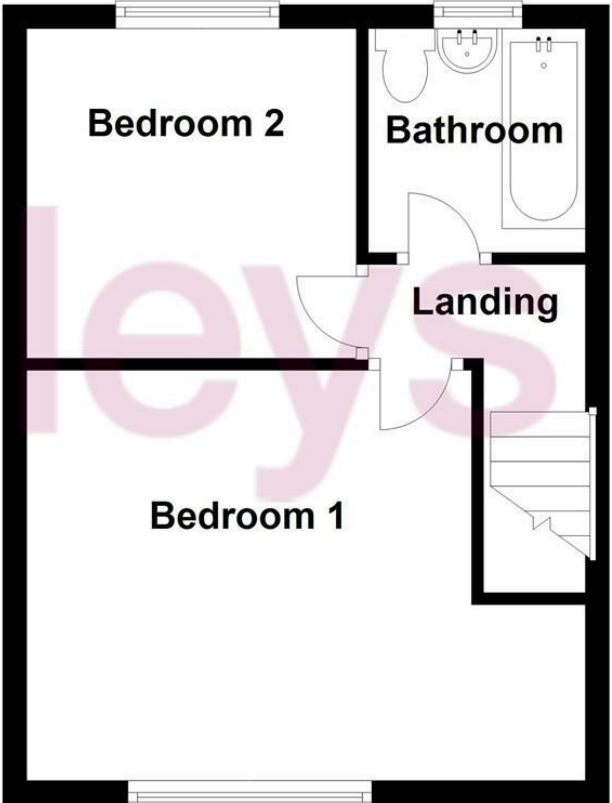




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		60
(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

