



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Bedford Close, Lepton, Huddersfield, HD8 0DY

Offers Over £235,000

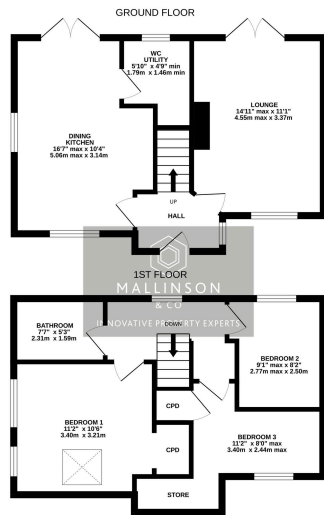
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- SEMI DETACHED HOME
- 3 BEDROOMS
- SUPERB DINING KITCHEN
- MODERN CONTEMPORARY BATHROOM
- SPACIOUS CORNER PLOT POSITION
- AMPLE OFF STREET PARKING
- CUL DE SAC LOCATION
- HIGHLY REGARDED VILLAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS



TAKE A LOOK AT THIS ... NESTLED AWAY IN A SMALL CUL DE SAC LOCATION IN THE HIGHLY REGARDED VILLAGE OF LEPTON IS THIS BEAUTIFULLY APPOINTED, THREE BEDROOM SEMI DETACHED PROPERTY, SITUATED IN A LARGE CORNER PLOT OFFERING FURTHER DEVELOPMENT POTENTIAL. THE PROPERTY CURRENTLY FEATURES AN OPEN PLAN KITCHEN, FORMAL LOUNGE AND A MODERN CONTEMPORARY BATHROOM. THERE IS AMPLE OFF STREET PARKING AND A SPACIOUS REAR GARDEN.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not been tested and no guarantee as to their quantity or efficiency can be given. Made with Metrepro 10/2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(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	



**INNOVATIVE  
PROPERTY  
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**Mallinson & Co**

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