



**Cypress Fold, Lepton, Huddersfield HD8 0ER**



**welcome to**

**Cypress Fold, Lepton Huddersfield**

Lovely three bed semi on a quiet and private cul-de-sac with off street parking and wrap around private garden. Move in ready. Ideal for first time buyers.



## Ground Floor

### Lounge

14' 8" x 13' 11" ( 4.47m x 4.24m )

Spacious reception room with carpeted flooring and warmed by an electric fire plus central heating radiator. The room has wood double glazed bay window to the front and stairs to the first floor

### Kitchen

7' 11" x 14' 7" ( 2.41m x 4.45m )

Spacious kitchen fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor. Space for fridge freezer and washing machine. With carpeted flooring, radiator and wood double glazed window to the rear. Door to rear garden.

## First Floor Landing

With carpeted flooring and loft hatch.

### Bedroom One

8' 2" x 11' 10" ( 2.49m x 3.61m )

Good sized double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Bedroom Two

10' 3" x 8' 1" ( 3.12m x 2.46m )

Good sized bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### Bedroom Three

6' 11" x 6' 10" ( 2.11m x 2.08m )

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

## Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. With carpeted flooring, part tiled walls and a window to the front.

## External

Lawned garden to the front with tarmac area perfect for parking. Rear lawned garden with patio seating area being enclosed by fence and hedging.



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## Cypress Fold, Lepton Huddersfield

- Situated In A Private Location
- Move In Ready Condition
- Ideal For First Time Buyers
- Sunny Rear Garden With Access From Kitchen
- Driveway Parking

Tenure: Freehold EPC Rating: C

offers in the region of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116597 - 0004

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william h brown



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**