



**Rowley Lane, Lepton, Huddersfield HD8 0EH**



**welcome to**

**Rowley Lane, Lepton Huddersfield**

Located in a peaceful, semi-rural part of Lepton in a private setting, this immaculate, high-quality bungalow offers space, wonderful gardens, ample off-road parking and an exquisite high-specification finish. With two reception rooms and two bathrooms, whilst being located close to commuter links.



### **Hallway**

With carpeted flooring and loft access via ladder to a boarded loft space.

### **Lounge**

18' 10" x 10' 7" ( 5.74m x 3.23m )

Fabulous sized reception room warmed by an electric fire and two central heating radiators. The room has carpeted flooring, double glazed window to the rear plus double glazed French doors opening to the garden.

### **Reception Room Two**

11' 9" x 10' 6" ( 3.58m x 3.20m )

Second spacious reception room with carpeted flooring and warmed by a central heating radiator. The room also has ceiling spotlights and an opening to the kitchen diner.

### **Kitchen Diner**

10' x 21' 3" ( 3.05m x 6.48m )

Beautiful and modern kitchen diner is fitted with a range of white fronted base and wall units with quartz work surfaces. Integrated appliances includes a double electric oven, induction hob with extractor over, microwave and a dishwasher. With fridge and freezer, ceiling spotlights, laminate flooring, double glazed window to the front plus door to the side.

The dining area have double glazed French doors opening to the rear, double glazed window and carpeted flooring.

### **Utility Room**

With space for dryer and washing machine. There are quartz work surfaces, laminate flooring and a double glazed window to the front.

### **Bedroom One**

11' 11" plus bay x 11' 11" ( 3.63m plus bay x 3.63m )

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

### **Bedroom Two**

11' 5" x 11' 10" ( 3.48m x 3.61m )

Second spacious double bedroom with integrated cupboards and a walk-in wardrobe. With carpeted flooring, warmed by a central heating radiator and a double glazed window to the front.

### **Ensuite**

11' 4" x 9' 7" ( 3.45m x 2.92m )

Nicely decorated ensuite with shower area, vanity sink unit with cupboards, low flush WC and bidet. Being fully tiled, two heated towel warmers/radiators and underfloor heating.

### **Bathroom**

Bathroom suite comprising bath with shower over, low flush WC and vanity sink unit with cupboard. With part tiled walls and carpeted flooring, central heating radiator and a double glazed window to the rear.

### **External**

Externally, the property is enclosed by drystone walling and hedges, a gated entrance opens out to ample parking space to the front. There are raised vegetable beds along the side of the house, the rear garden is fabulously curated and fenced with lawn space and a patio as well as a spacious storage shed, overlooking the fields.



**view this property online** [williamhbrown.co.uk/Property/HDF116787](http://williamhbrown.co.uk/Property/HDF116787)



welcome to

## Rowley Lane, Lepton Huddersfield

- True Extended Bungalow Situated In A Highly Sought After, Semi Rural Location
- Immaculate and Spacious Throughout
- Two Reception Rooms and Bathrooms
- Dining Kitchen
- Stunning Gardens and Ample Off Road Parking

Tenure: Freehold EPC Rating: Awaited

offers in the region of

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF116787](http://williamhbrown.co.uk/Property/HDF116787)



Property Ref:  
HDF116787 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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)**