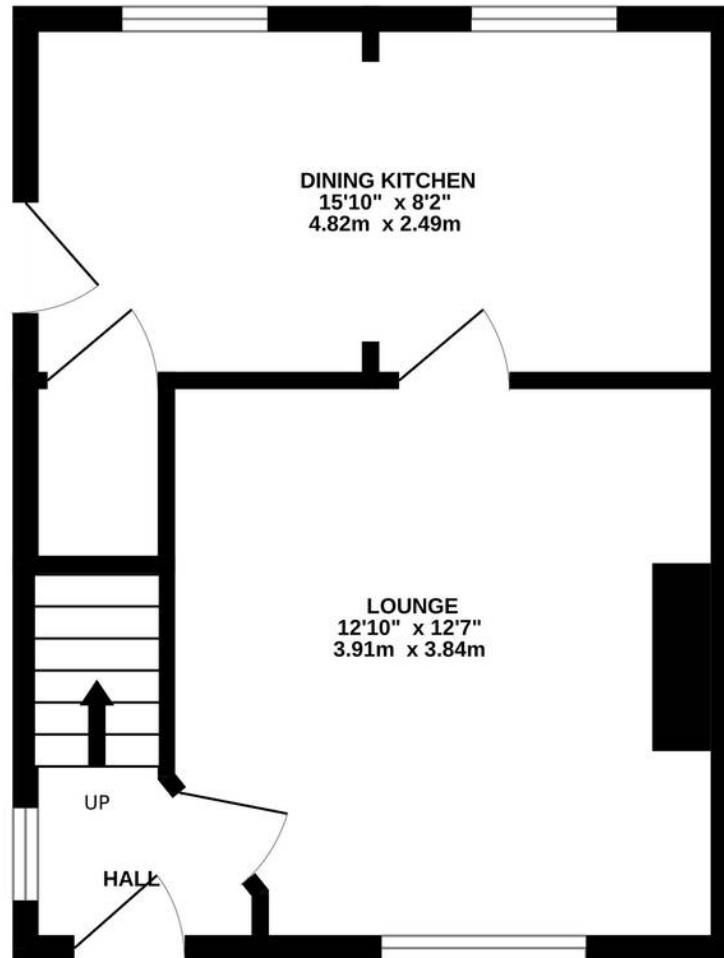




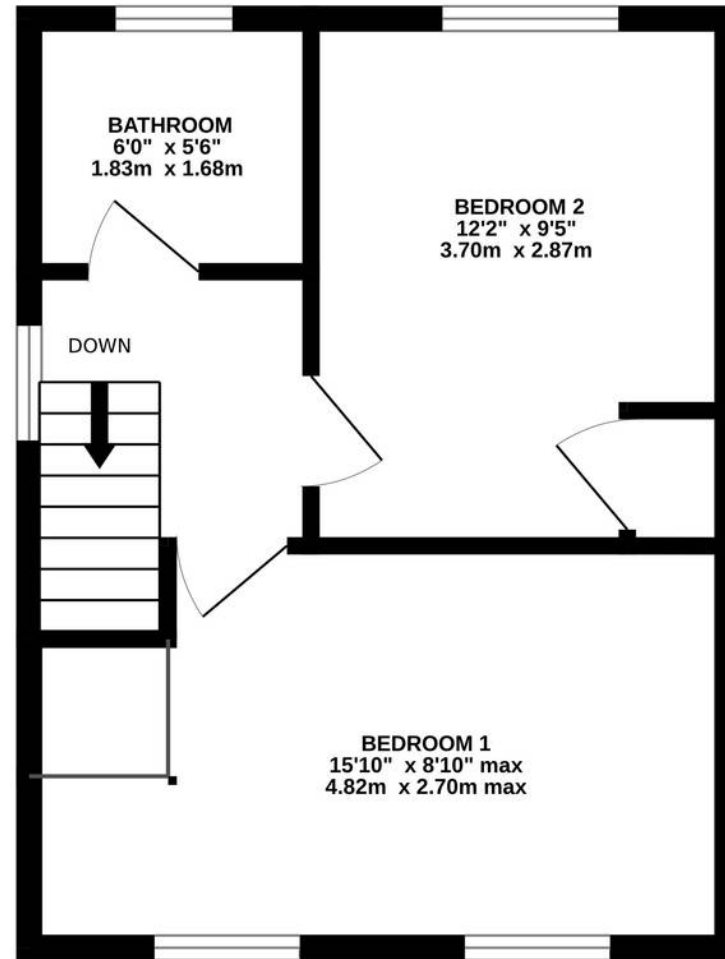
61 Ings Way East, Lepton
Huddersfield, HD8 0DX

Offers in Region of **£145,000**

GROUND FLOOR



1ST FLOOR



INGS WAY EAST

Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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61 Ings Way East

Lepton, Huddersfield, HD8 0DX

SITUATED IN A QUIET CUL-DE-SAC SETTING WITHIN THE SOUGHT-AFTER VILLAGE OF LEPTON, THIS SEMI-DETACHED FAMILY HOME BOASTS A FABULOUS, ENCLOSED GARDEN TO THE REAR, TWO SPACIOUS BEDROOMS WITH THE OPPORTUNITY TO CREATE A THIRD BEDROOM SUBJECT TO NECESSARY WORKS, AND OPEN-PLAN DINING KITCHEN. THE PROPERTY IS IN CATCHMENT FOR WELL-REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES, AND IS IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

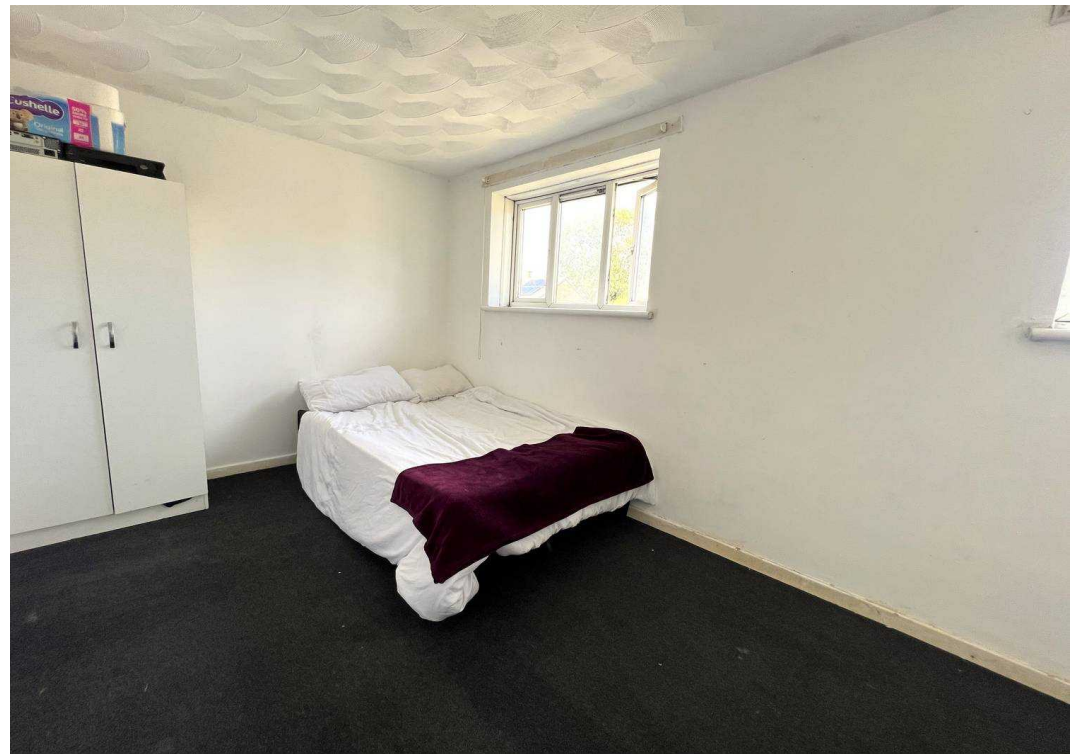
The property accommodation briefly comprises of entrance, lounge and open-plan dining kitchen to the ground floor. To the first floor are two bedrooms and the house bathroom. Externally, there is a low maintenance lawn garden and pathway to the front, and a generously proportioned lawn garden with hardstanding to the rear.

Council Tax Band B.

Tenure Freehold.

EPC Rating D.





GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed, composite front door with obscure glazed inserts. There is laminate flooring, inset spotlighting to the ceiling, a radiator, a double-glazed window to the side elevation, a multi-panel door providing access to the lounge and a staircase with wooden banister rising to the first floor.

LOUNGE

12' 10" x 12' 7" (3.91m x 3.84m)

The lounge is a generously proportioned, light and airy reception room with a bank of double-glazed windows to the front elevation. The laminate flooring continues through from the entrance and there is a central ceiling light point, a radiator, and a multi-panel timber and glazed door with obscure glazed inserts leading into the dining room. The focal point of the room is the inglenook brick fireplace with cast-iron, log burning stove set upon a raised stone hearth.

DINING KITCHEN - KITCHEN AREA

15' 10" x 8' 2" (4.83m x 2.49m)

The kitchen area features a range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap. There is a four-ring gas hob with canopy-style cooker hood over and a built-in electric oven. There is tiling to the splash areas, space and provisions for an automatic washing machine and tumble dryer, a useful understairs pantry, tile-effect vinyl flooring, a bank of double-glazed windows to the rear elevation, and a double-glazed external door with obscure glazed inserts leading to the rear gardens.





DINING KITCHEN - DINING AREA

The dining room is open-plan to the kitchen area and features a bank of double-glazed windows to the rear elevation, which provide pleasant views across the property's well-proportioned gardens. There is inset spotlighting to the ceiling, a radiator, a television point, and a continuation of the laminate flooring from the lounge.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing, which features doors providing access to two well-proportioned double bedrooms and the house bathroom. There is inset spotlighting to the ceiling, a loft hatch providing access to a useful attic space, and a double-glazed window to the side elevation.

BEDROOM ONE

15' 10" x 8' 10" (4.83m x 2.69m)

Bedroom one is situated to the front of the property and benefits from a wealth of natural light cascading through two banks of double-glazed windows to the front elevation. There is a ceiling light point, a radiator, and additional storage over the bulkhead for the stairs.

** Please note that this room could be reconfigured to create two bedrooms subject to necessary works. **

BEDROOM TWO

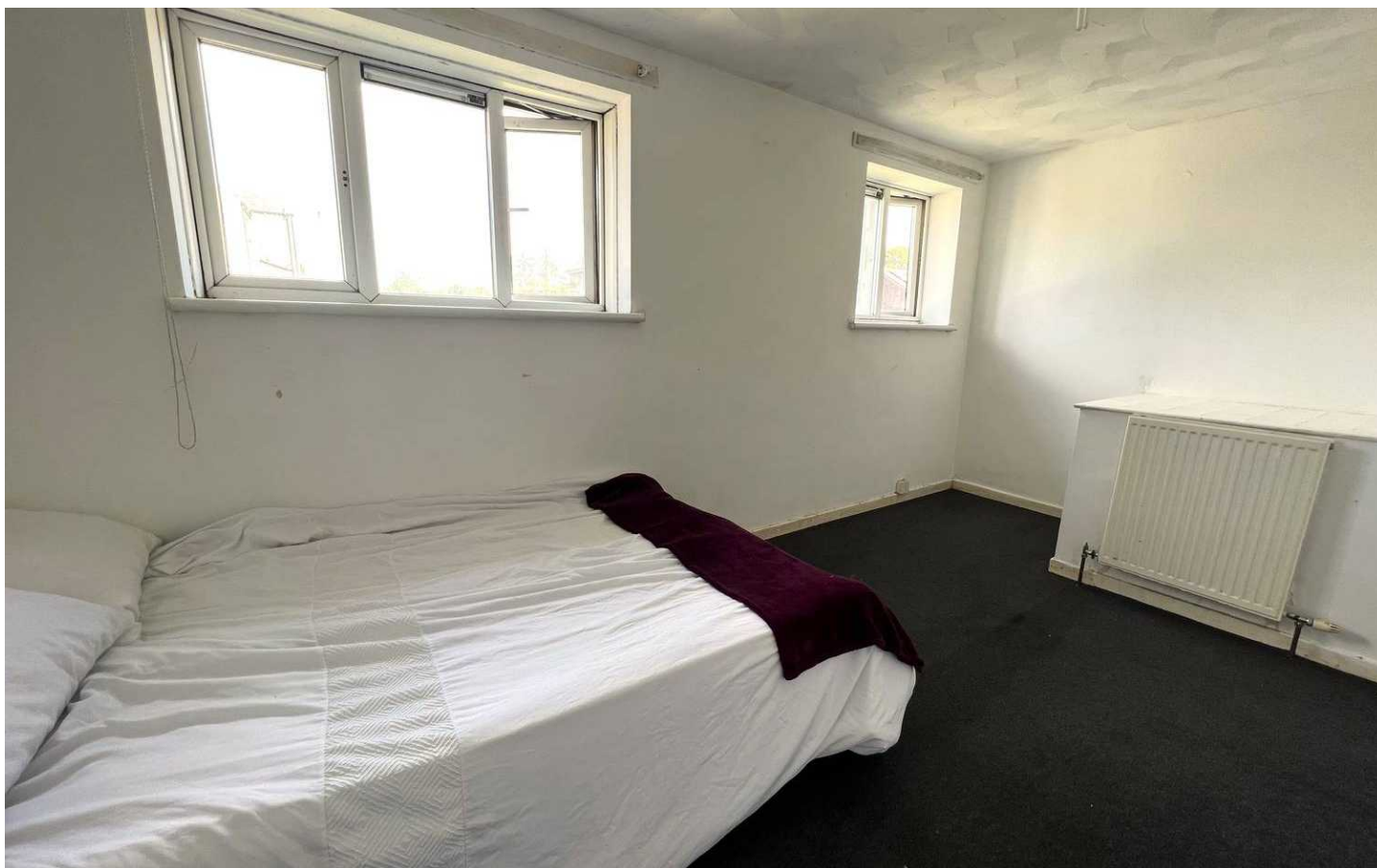
12' 2" x 9' 5" (3.71m x 2.87m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, a radiator, inset spotlighting to the ceiling, and a useful fitted cupboard for additional storage.

HOUSE BATHROOM

6' 0" x 5' 6" (1.83m x 1.68m)

The house bathroom features a white three-piece suite comprising of a panel bath with thermostatic shower over and glazed concertina shower guard, a pedestal wash hand basin, and a low-level w.c. with push-button flush. There is tiled flooring, tiling to the walls, a vanity mirror, a chrome ladder-style radiator, inset spotlighting to the ceiling, an extractor fan, and a bank of double-glazed windows with obscure glass to the rear elevation.





EXTERNAL

FRONT GARDEN

Externally to the front, the property boasts a low maintenance garden which features a pathway leading to the front door and to a gate which encloses the rear garden, as well as lawn areas to either side of the pathway.

REAR GARDEN

Externally to the rear, the property features a lawn garden, fence boundaries, and a pathway leading to a hardstanding at the top of the garden.



VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIMES

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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