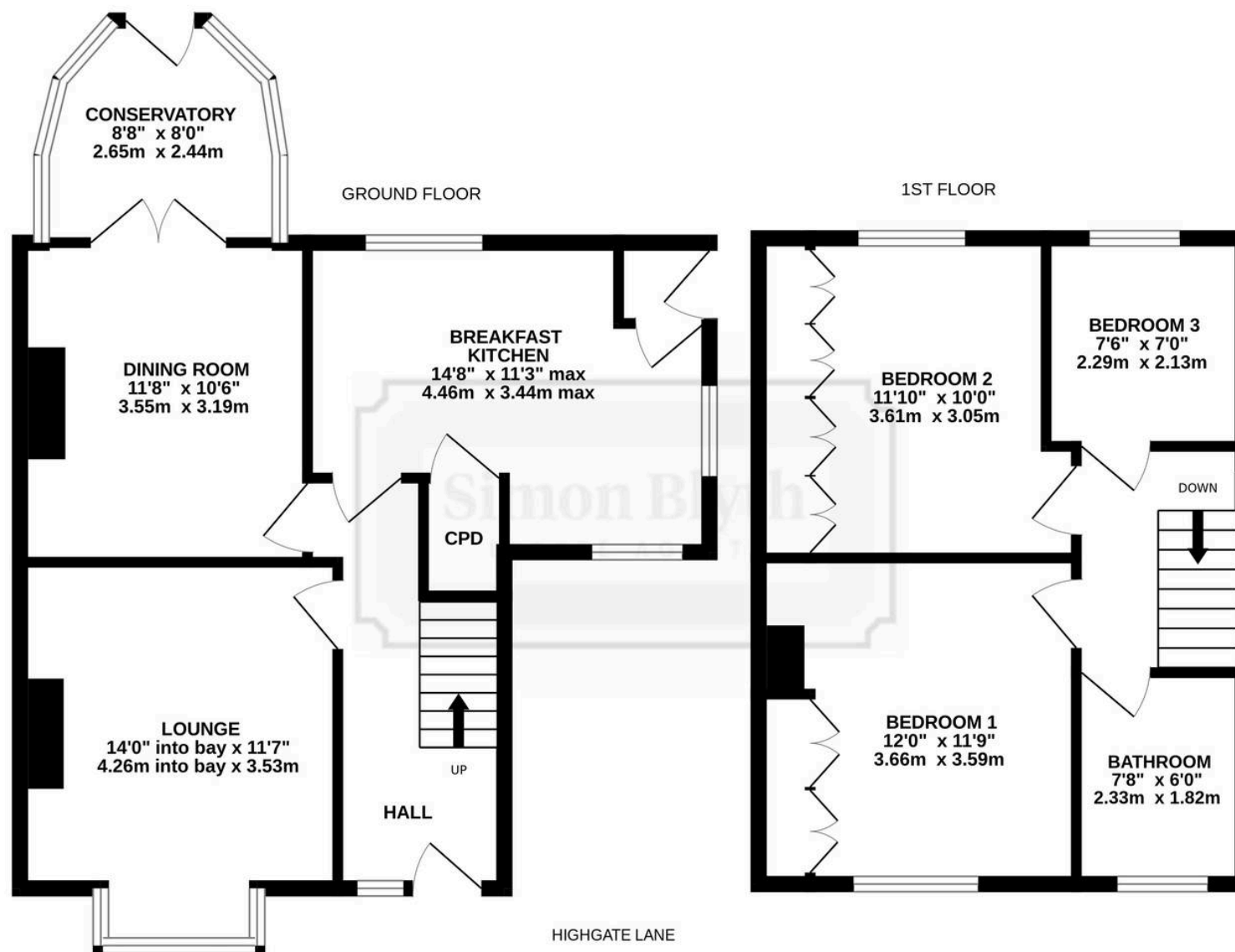




**Highgate Lane, Lepton**  
Huddersfield, HD8 0HB

Offers in Region of **£210,000**





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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## 60 Highgate Lane

Lepton, Huddersfield, HD8 0HB

A THREE BEDROOM, SEMI-DETACHED FAMILY HOME SITUATED IN THE POPULAR VILLAGE OF LEPTON. OCCUPYING A GENEROUS CORNER PLOT, AND OFFERED WITH NO ONWARD CHAIN, THE PROPERTY DOES REQUIRE A PROGRAMME OF REFURBISHMENT AND HAS MASSES OF POTENTIAL. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, lounge, formal dining room, conservatory, breakfast kitchen, and rear porch to the ground floor. To the first floor there are three well proportioned bedrooms and the house bathroom. Externally there is a gated driveway provided off-street parking, with a garden to the front with well stocked flower and shrub beds and ornamental pond. To the rear of the property is a low maintenance garden with various flagged patio areas.

Tenure Freehold.

Council Tax Band C.

EPC Rating F.





## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double-glazed, timber front door with leaded detailing and stained glass inserts. The entrance hall features an adjoining window with obscure glass and leaded detailing, a staircase with wooden handrail rising to the first floor, a ceiling light point, decorative coving, Lincrusta decorative wall panelling, a decorative plate rail, and an electric radiator. Multi-panel timber doors provide access to the lounge, the second reception room / formal dining room, and the breakfast kitchen.

### LOUNGE

14' 0" x 11' 7" (4.27m x 3.53m)

The lounge is a generously proportioned reception room which enjoys a great deal of natural light cascading through the double-glazed bay window to the front elevation. There is decorative coving to the ceiling, an ornate central ceiling rose, a decorative dado rail, two wall lights points, a wall-mounted electric storage heater, and bespoke fitted storage units with display shelving to either side of the chimney breast. There is also a fabulous open fireplace with tiled inset set upon a natural slate tiled hearth.



### SECOND RECEPTION ROOM / FORMAL DINING ROOM

11' 8" x 10' 6" (3.56m x 3.20m)

The second reception room / formal dining room is well proportioned and features decorative coving to the ceiling, a central ceiling light point, an electric wall-mounted radiator, and a decorative fireplace with tiled inset and ornate mantel surround. Double-glazed French doors with adjoining windows provide access to the conservatory.







### **CONSERVATORY**

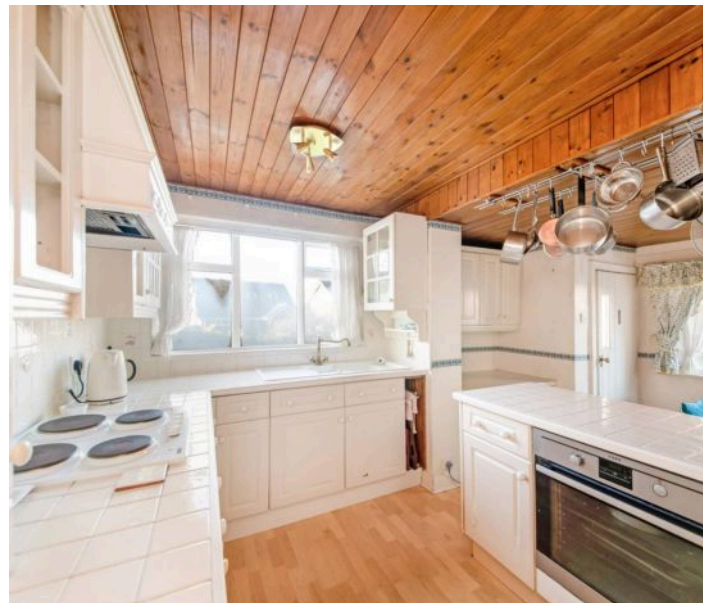
8' 8" x 8' 0" (2.64m x 2.44m)

The conservatory is particularly light and airy courtesy of banks of windows to the side and rear elevations, which enjoy views across the property's gardens and patio area. There is a central ceiling light point and a double-glazed external door to the rear elevation.

### **BREAKFAST KITCHEN**

14' 8" x 11' 3" (4.47m x 3.43m)

The breakfast kitchen features triple-aspect windows, and fitted wall and base units with shaker-style cupboard front and complementary tiled work surfaces over, which incorporate a one-and-a-half bowl, composite sink and drainer unit with mixer tap over. Additionally, there is tiling to splash areas, glazed display cabinets, under-unit lighting, and laminate flooring which continues into the breakfast area / utility with further fitted wall and base units with shaker-style cupboard fronts and part-laminate and part-tiled work surfaces over. There is a four-ring electric hob with integrated cooker hood, plumbing and provisions for an automatic washing machine, space for under-counter fridge and freezer units, a display plate rail, a timber and glazed door leading to the rear porch, and a door enclosing a useful understairs pantry which has a wall light point and space and provisions for a vented tumble dryer.



### **REAR PORCH**

The rear porch features a composite door to the side elevation, a double-glazed window to the rear elevation, and fitted shelving.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. Multi-panel timber doors provide access to three bedrooms and the house bathroom, and there is a bank of hardwood double-glazed windows to the side elevation, a central ceiling light point, and a loft hatch providing access to a useful attic space.

### BEDROOM ONE

12' 0" x 11' 9" (3.66m x 3.58m)

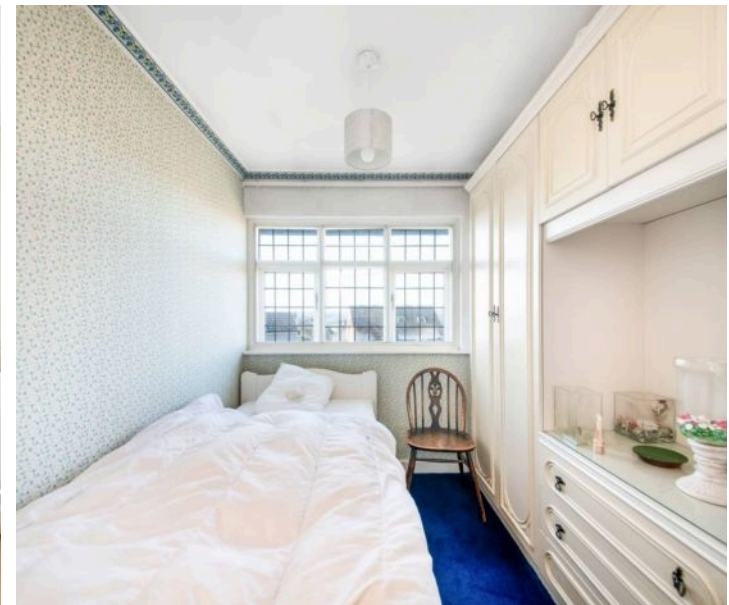
Bedroom one is a generously proportioned double bedroom which benefits from an array of fitted furniture, including to floor-to-ceiling fitting wardrobes with hanging rails and shelving in situ and a matching dresser with drawer cupboards beneath and display shelving above. There is decorative coving to the ceiling, an ornate central ceiling rose, a decorative dado rail, a ceiling light point, a horizontal ladder-style radiator, and a bank of double-glazed hardwood windows with leaded detailing and part-stained glass inserts to the front elevation.



### BEDROOM TWO

11' 10" x 10' 0" (3.61m x 3.05m)

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There is decorative coving to the ceiling, a decorative dado rail, a ceiling light point, fitted wardrobes with cupboards above, and a bank of double-glazed hardwood windows with leaded detailing to the rear elevation with secondary glazing unit in place. The window to the rear provides fantastic open-aspect views across the valley.





### **BEDROOM THREE**

7' 6" x 7' 0" (2.29m x 2.13m)

*(Photo on previous page)*

Bedroom three is a single bedroom which could be utilised as a home office or nursery. There is a bank of double-glazed hardwood windows with secondary glazing to the rear elevation, again taking full advantage of pleasant open-aspect views. There is decorative coving to the ceiling, a central ceiling light point, and fitted furniture including wall-to-wall fitted wardrobes with hanging rails and shelving in situ, a dressing table, overhead cabinets, and drawer unit.

### **HOUSE BATHROOM**

7' 8" x 6' 0" (2.34m x 1.83m)

The house bathroom features a three-piece suite which comprises of a panel bath with electric Mira sport shower over, a low-level w.c., and a pedestal wash hand basin. There is tiling to the splash areas, inset spotlighting to the ceiling, a double-glazed hardwood window with leaded detailing and secondary glazing to the front elevation, and a wall-mounted electric heater with towel rail.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a gated driveway which is part tarmacadam and part Indian stone flags and which provides off-street parking for multiple vehicles. The Indian stone flagged area continues down the side of the property, providing further off-street parking or use as a patio. The front garden benefits from mature, well-stocked flower and shrub beds, an ornamental pond, additional seating areas, and raised beds. There is an external double plug point and an external security light.

### REAR GARDEN

Externally to the rear are various flagged patios, ideal for al fresco dining and barbecuing, flower and shrub beds, and part-fence and part-wall boundaries.

### DRIVEWAY

2 Parking Spaces









## **VIEWING**

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

## **BOUNDARY OWNERSHIP**

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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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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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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm









## Simon Blyth Estate Agents

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