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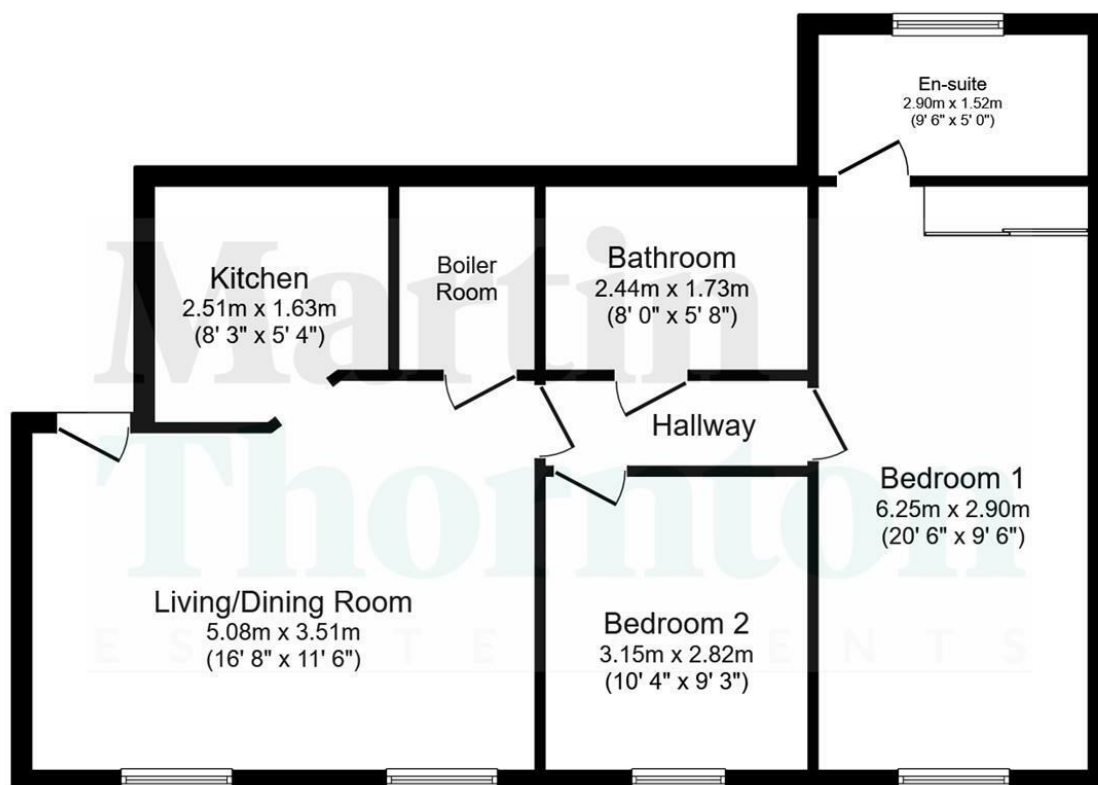
Whitley Willows, Lepton Huddersfield,

Offers over £190,000

This two double bedroomed ground floor apartment is presented to a high standard throughout with a light and bright interior. The property enjoys a wonderful semi-rural setting yet is convenient for local amenities. It has the convenience of leisure and retail facilities including Marks & Spencer or the Big Box Gym in Waterloo and access to motorway networks. The accommodation comprises a communal entrance hallway with an entry phone system. The apartment itself has a good sized open plan living/dining area, kitchen with granite worktops and integrated appliances, two double bedrooms (the master with built-in wardrobes and en suite shower room) and a stylish bathroom. There is electric heating and sealed unit double glazing. There are mature communal gardens and provision for parking and visitor parking. The property is offered with the advantage of vacant possession.

**Whitley Willows, Lepton
Huddersfield,**

Floorplan



Floor Plan

Floor area 71.9 m² (774 sq.ft.)

TOTAL: 71.9 m² (774 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Whitley Willows, Lepton Huddersfield,

Details



Communal Entrance Hallway

An external door gives access to the communal entrance hallway which has individual letterboxes. The entrance door has a magnetic catch which requires fob entry and a door leads to a lobby with censored courtesy lighting and the entrance door to the apartment.

Living/Dining Room



This characterful open plan room is positioned at the front of the property. It is light and bright with twin double glazed windows and exposed stonework to one wall. There is plenty of space for furniture, a wealth of sockets and switches and two Daikin electric heaters.

Kitchen



The kitchen has an array of wall cupboards and base units with under-unit lighting. There are granite working surfaces

with matching up-stands and a sunken stainless steel sink with mixer tap and an adjoining grooved draining area. Integrated appliances comprise an electric oven and hob with a canopy style filter hood, fridge, freezer, slimline dishwasher and washer/dryer. The room has ceiling downlighting and brick style splashbacks.

Boiler Cupboard

This area houses the boiler and the cylinder for the hot water system. A door gives access to an inner hallway.

Inner Hallway

This has a wall-mounted electric heater and a telephone entry system.

Bedroom Two



This double bedroom is positioned at the front of the property and could be used as an additional reception room or a large home office. It enjoys a pleasant aspect over the carpark and the adjoining formal gardens. The room has plenty of sockets and switches and a Daikin electric heater.

Whitley Willows, Lepton Huddersfield,

Details



Bathroom



The well-appointed bathroom has a white three-piece suite comprising a bath with shower screen, Hansgrohe fittings and a high level wall-mounted shower head; a wall mounted hand basin and a low-level WC with concealed cistern. There is full height tiling to two walls, floor tiling, a mirror-fronted cabinet, an extractor fan, ceiling downlighting and an upright chrome electric towel heater.

Bedroom One



This large double bedroom has two built-in double wardrobes and plenty of space for fitted or freestanding furniture. The room is light and bright with a large double glazed window to the front elevation. There are plenty of sockets and switches, a Daikin electric heater and access to the en suite.

En Suite Shower Room



Much like the bathroom, this has Grohe and Hansgrohe fittings. There is a shower cubicle with a tiled interior and a high level shower head, a wall-mounted hand basin and a low-level WC with concealed cistern. The room has a mirror-fronted wall-mounted cabinet, an electric shaver point, floor tiling, an extractor fan and an upright chrome electric ladder style radiator. To the rear elevation is an opaque double glazed window.

External Details



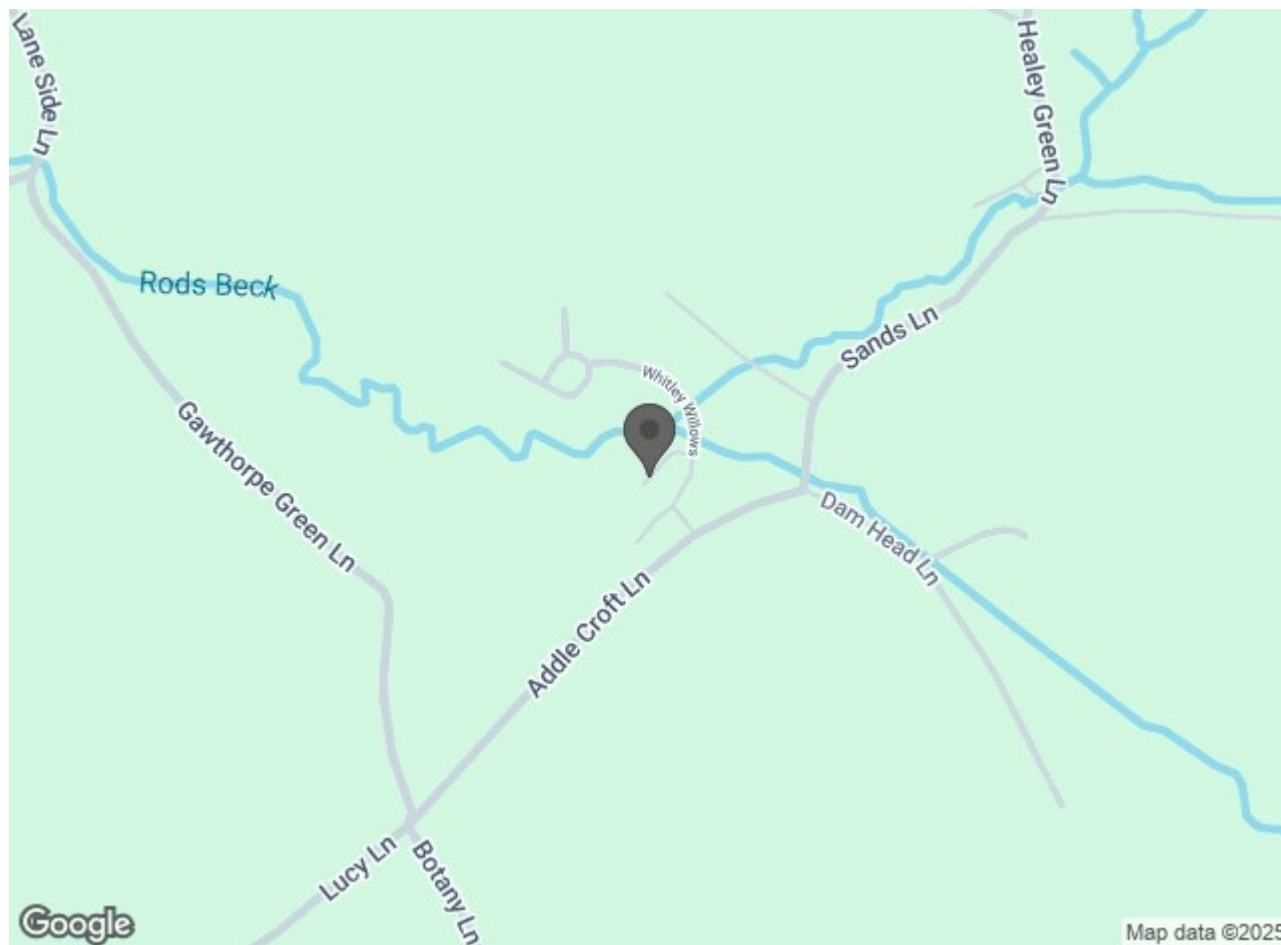
The property enjoys the outlook and use of the mature formal gardens with various seating areas, ponds and walks. There is allocated parking and use of visitor parking.

Tenure

The vendor informs us this property is Leasehold. We await the details.

Whitley Willows, Lepton Huddersfield,

Directions



Whitley Willows, Lepton Huddersfield,

DISCLAIMER

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 will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**