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Ings Way East, Lepton Huddersfield,

£850 Per month

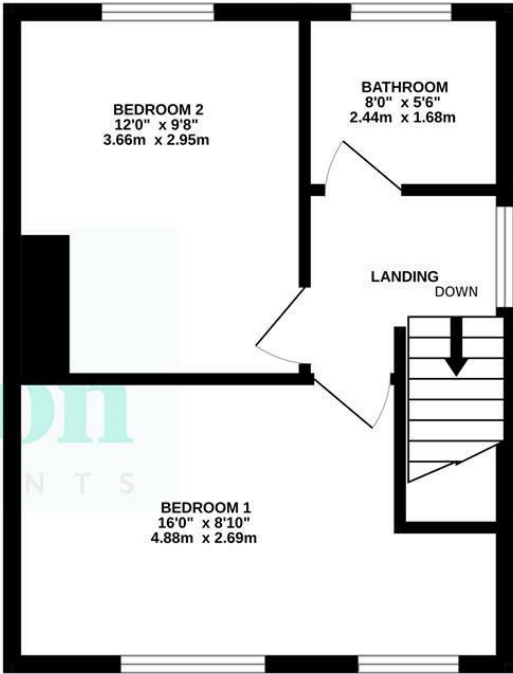
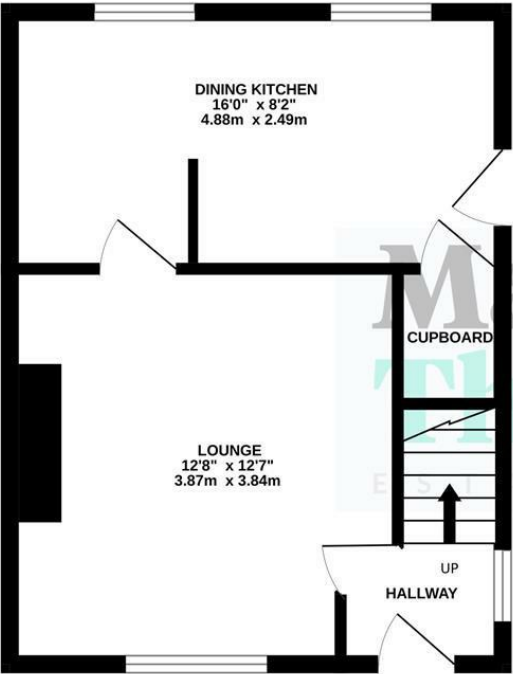
This two double bedroom end of terrace house is located a short distance from this popular village's main street with its array of amenities and schooling. The accommodation comprises an entrance lobby, living room and rear dining kitchen. To the first floor are two double bedrooms and bathroom with a white suite. The property has a gas-fired central heating system and uPVC double glazing. Externally, there are gardens to the front and rear, with the front garden enjoying a south facing aspect.

Ings Way East, Lepton
Huddersfield,
Floorplan



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.

1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

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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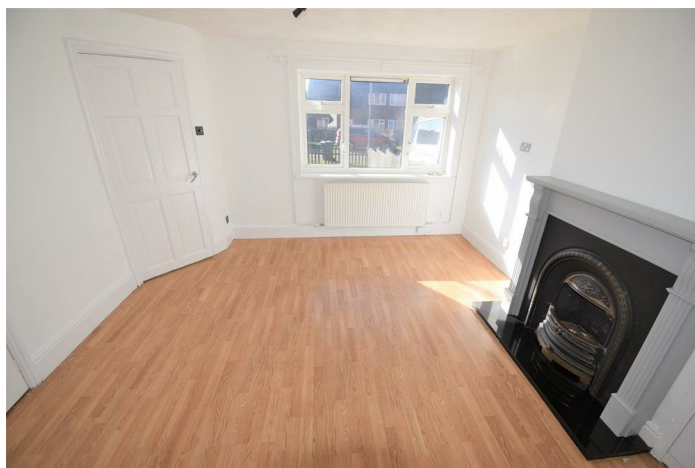
Details



Entrance Lobby

An external uPVC entrance door with decorative opaque panel gives access to the entrance lobby, which has a uPVC window. The newly carpeted staircase leads to the first-floor accommodation, and there is also a radiator. On the left hand side, a panelled door opens into the living room.

Living Room



This is positioned to the front of the property and is particularly light and bright, with a southerly aspect that maximises natural lighting. There is a decorative fireplace with raised marble style hearth, along with a useful under stairs cupboard, oak style laminate flooring, a low-level shelved storage cupboard and a radiator. A panelled door leads to the rear dining kitchen.

Dining Kitchen



The kitchen area has wall cupboards and base units, working surfaces, and a one-and-a-half bowl stainless steel sink with single drainer. There is a built-in oven and hob, along with space for a washing machine, a useful storage cupboard and a rear uPVC window. To the side elevation is an external uPVC door. There is ceiling downlighting and an archway leads through to the second area of the dining kitchen. This

area has further wall cupboards and base units and would be ideal for a small dining/breakfast table. There is a rear uPVC window and the Vaillant condensing boiler is located in this area, along with a radiator.

First Floor Landing

From the lobby, a staircase rises to the first floor accommodation. The landing has a uPVC side window and has been recently re-carpeted, along with both bedrooms.

Bedroom One



This double bedroom is positioned to the front of the property and is particularly light and bright, with two uPVC windows enjoying the southerly aspect. There is a large storage cupboard over the staircase and a radiator.

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Details



Bedroom Two



lawned front garden. A side pathway leads to the rear of the property, where there is a useful outhouse, a paved patio area, external lighting and water and steps up to a grassed area with a perimeter wall.

This second double bedroom is positioned to the rear of the property with a uPVC window and an aspect of open fields on the opposite side of the road. There is a large, useful storage cupboard, formerly the airing cupboard, and a radiator.

House Bathroom



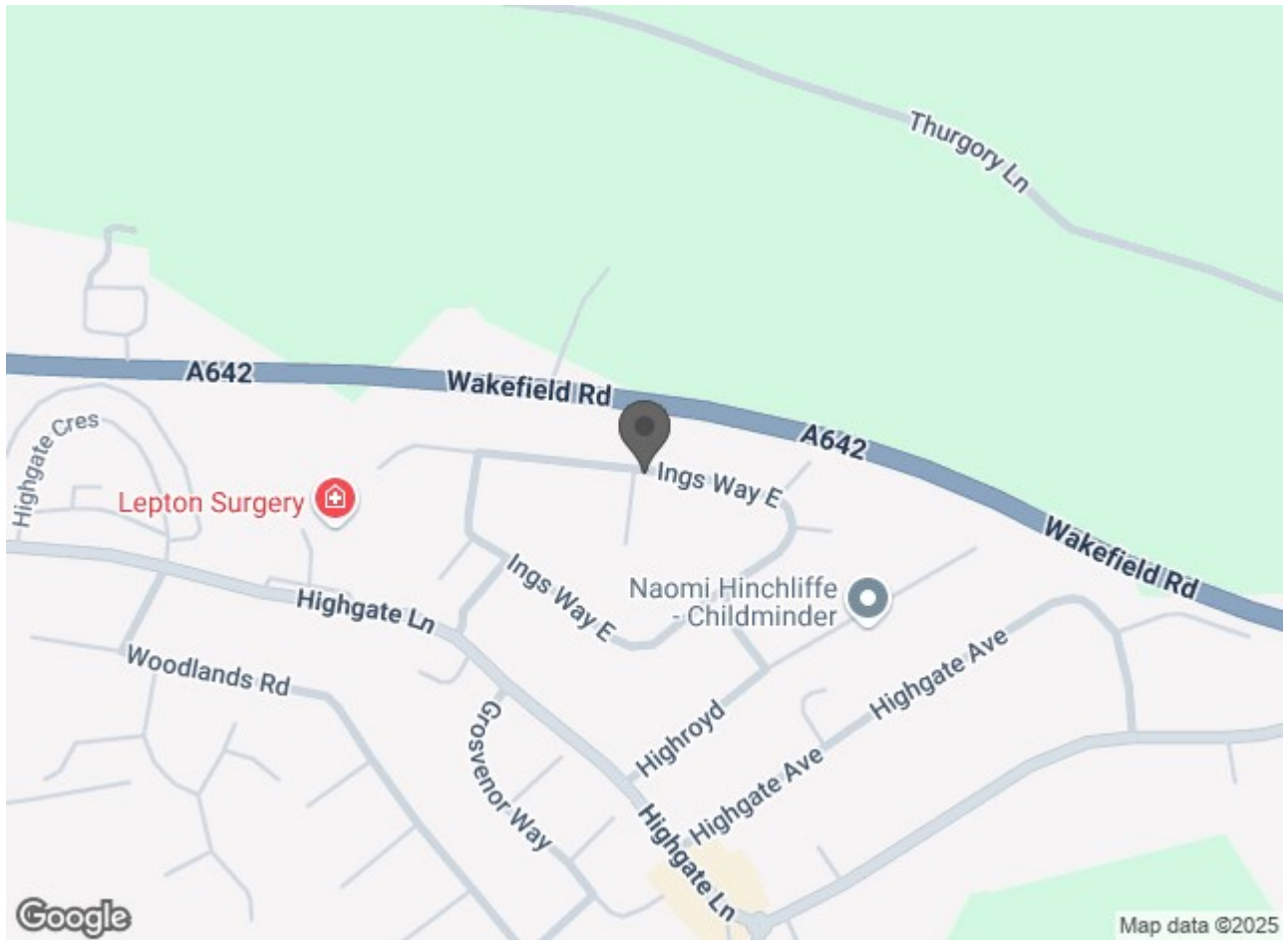
The bathroom has a three-piece white suite comprising a bath with Triton Cara independent shower over, a pedestal wash hand basin and a low-level WC. There is full height tiling around the bath and half height tiling to the remaining walls, along with an upright chrome ladder style radiator, extractor fan and rear uPVC window.

External Details

The property has perimeter fencing and a south facing

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Directions



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Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.