

BOULTONS

Terrain Map



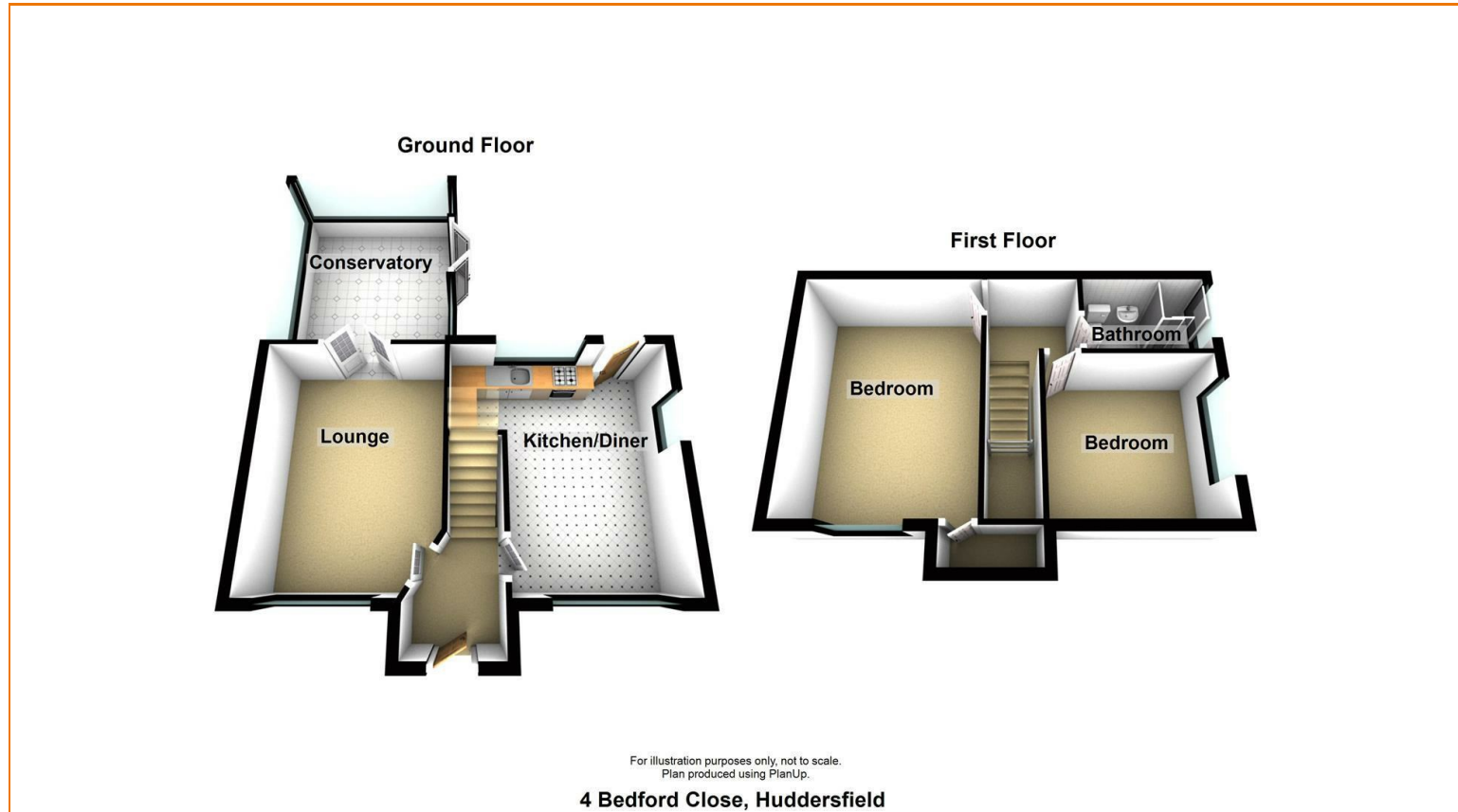
Hybrid Map



Terrain Map



Floor Plan



Bedford Close

Lepton, Huddersfield, HD8 0DY

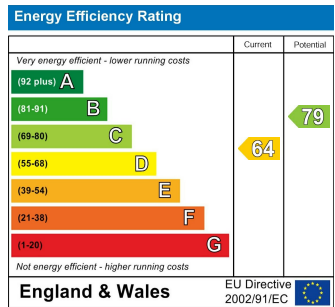
Offers Around £239,995



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Bedford Close

Lepton, Huddersfield, HD8 0DY

Offers Around £239,995



Occupying a superb corner plot on a popular cul-de-sac in the sought after village of Lepton is this 2 double bed semi detached home which subject to planning lends itself to extension and remodelling if required. Well-presented and "move in ready" as it is but clearly a wonderful opportunity to grow alongside a property that can provide a home for now and in the future.

Boasting a generous lounge, conservatory, modern dining kitchen, 2 bedrooms and a contemporary shower room. There is off road parking, a detached single garage and extensive gardens which are well worth of note. As you would expect there is a gas fired central heating system and sealed unit double glazing to be found at this property.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

6'6" x 4'7"

Accessed via a composite double glazed front door with a laminate floor covering, a uPVC double glazed window and a staircase rising to the first floor.

LOUNGE

14'5" x 10'9" max

A generous and well presented through room with good levels of natural light via the uPVC double glazed picture window positioned to the front elevation and the timber framed glazed French doors leading through to the conservatory at the rear. There is provision for a wall mounted television on the chimney breast, an antique oak style laminate floor covering and a central heating radiator.

CONSERVATORY

12'5" x 9'2"

Constructed in full uPVC double glazed units with French doors leading out to the garden and a tiled floor covering.

KITCHEN/DINER

16'4" x 10'2" overall

The dining room is open plan in design to the kitchen area. There is a laminate floor covering, good levels of natural light via the uPVC double glazed windows positioned to the front and side elevations, central heating radiator.

KITCHEN

13'9" x 4'7"

Fitted with a range of wall and base units in a contemporary grey gloss colour scheme with post form working surfaces with quartz fleck within which incorporate a one and a half bowl stainless steel inset sink unit with mixer tap and a four ring electric hob. The kitchen is further equipped with a fitted oven, stainless steel and glass extractor hood, integrated washing machine, complementary part tiled splashbacks and tiled floor covering.

FIRST FLOOR

BEDROOM 1

14'9" x 10'9" max or 8'10" min

With uPVC double glazed windows to the front and rear elevations. This generous sized room could be split to create two bedrooms, as have some occupiers of surrounding properties. There is a range of fitted furniture including double robe, matching dresser and useful cupboard storage areas over the stairs and two central heating radiators.

BEDROOM 2

11'1" x 10'5"

With a central heating radiator and a uPVC double glazed window.

SHOWER ROOM

7'2" x 4'11"

Fitted with a shower cubicle, vanity hand wash basin and a wc in a one piece design. Useful cupboard storage, aqua-board style walling, heated towel rail and a uPVC double glazed window with privacy glass inset.

OUTSIDE

Ample off-road parking leading to a detached single concrete sectional garage with what we believe to be an asbestos cement roof which is common place for this type of structure. Please see the attached link from the health and safety executive:

<https://www.hse.gov.uk/pubns/guidance/a14.pdf>

To the rear is a generous sized, attractive, well stocked enclosed garden with patio seating area, decking, pebbled section and a lawned area with a good degree of privacy.

COUNCIL TAX

Council Tax Band B

TENURE

TBC via the sellers

