

BOULTONS

Terrain Map



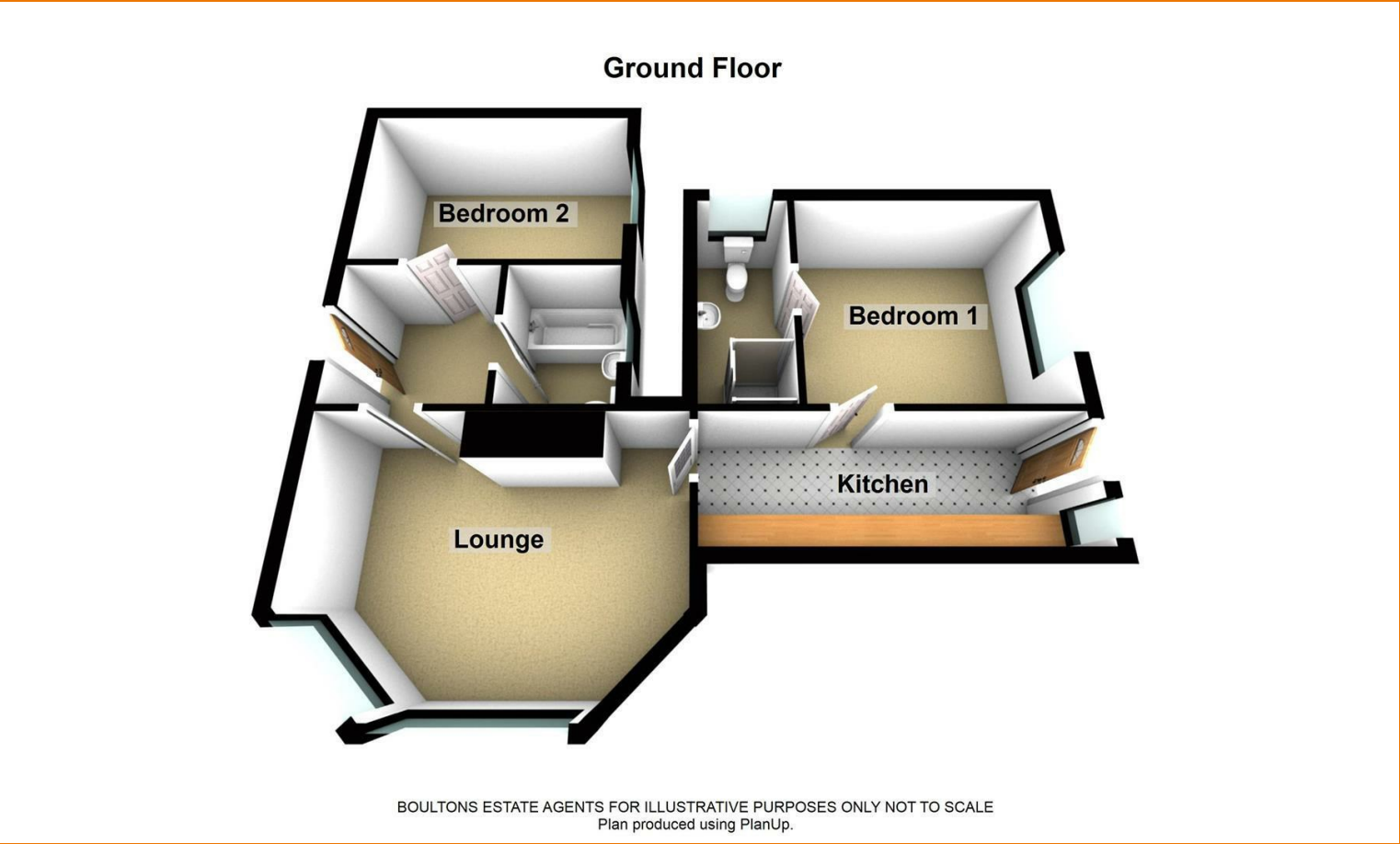
Hybrid Map



Terrain Map



Floor Plan



Rowley Lane

Lepton, Huddersfield, HD8 0EH

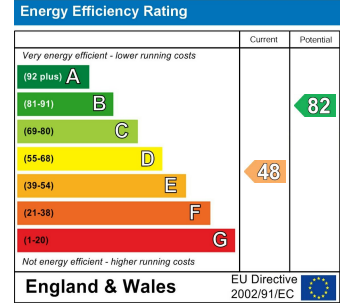
Offers Around £199,995

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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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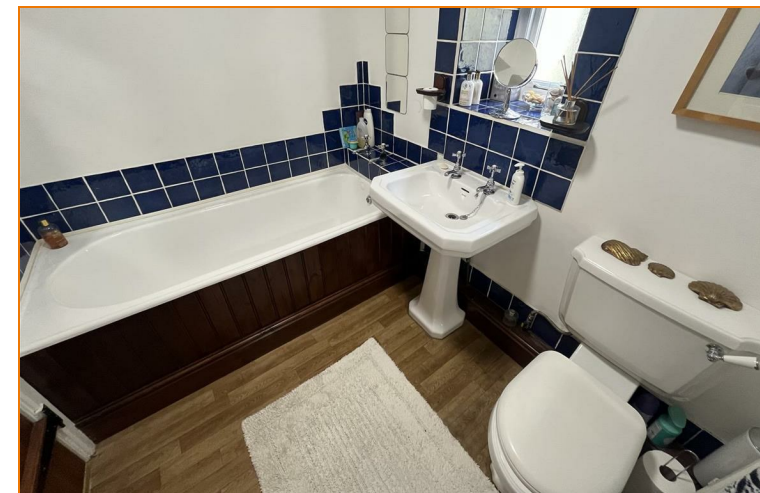
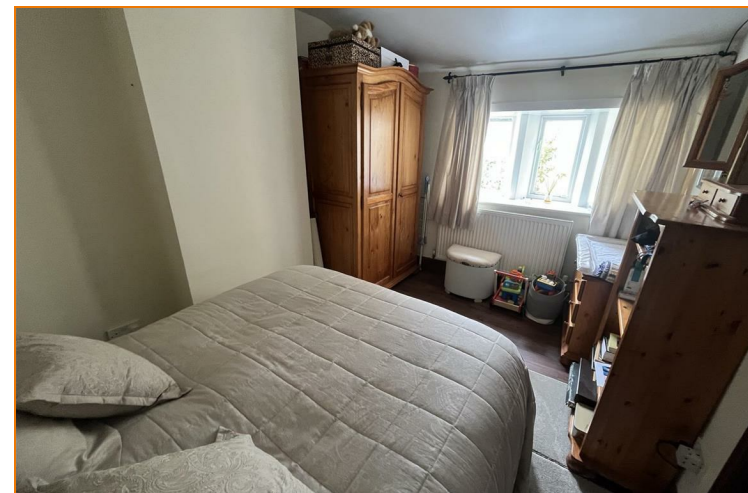
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Rowley Lane

Lepton, Huddersfield, HD8 0EH

Offers Around £199,995



Welcome to this charming detached bungalow located on Rowley Lane in the popular village of Lepton, Huddersfield. This former toll gate house is a little piece of local history and offers a delightfully unusual property that is a perfect blend of character and modern living.

The property boasts two bedrooms (master with en-suite), a cosy lounge with toll windows, a modern fitted kitchen and a house bathroom all providing comfortable living situated most conveniently within close proximity of the local shops, making daily errands a breeze. Additionally, being near open countryside allows for tranquil walks and a peaceful lifestyle. The well-maintained gardens surrounding the bungalow offer an attractive outdoor space to enjoy when the weather permits.

Completing this wonderful property is a garage, providing secure parking and extra storage space. Whether you are looking for a downsize or a cosy home to settle down in, this detached bungalow on Rowley Lane is sure to be on your "must view list". Don't miss out on the opportunity to make this charming property your own.

ACCOMMODATION

All laid out on one ground floor level.

KITCHEN

16'0" x 5'6"

Fitted with a range of wall and base units in a cream colour scheme with complementary working surfaces which incorporate a one and a half bowl stainless steel inset sink unit with a mono block mixer tap. There is provision for a gas cooker, plumbing for a washing machine and a Velux roof light which allows natural light to flood into the room. There is also a uPVC double glazed window and front door. There are tiled splashbacks surrounding the preparation areas and a central heating radiator.

BEDROOM 1

11'1" x 10'2"

Also with a uPVC double glazed window and central heating radiator and an internal door leading to the en suite shower room.

EN SUITE SHOWER ROOM

Fitted with a shower cubicle, pedestal hand wash basin and low flush wc. There are complementary tiled walls, tiling to the floor and a uPVC double glazed window with privacy glass inset.

LOUNGE

15'5" x 10'2" to the chimney breast

With two timber framed, double glazed windows positioned to the corner elevations of the room. Although now redundant for collecting the taxes of passing traffic, they do provide natural light into the room. The focal point for

the room is a cast multi-fuel stove. There is decorative paneling and two central heating radiators along with an internal door leading to the keeping cellar.

KEEPING CELLAR

6'6" x 4'3"

Providing useful storage space with power and light.

BATHROOM

7'6" x 5'6"

Fitted with a panel bath, pedestal hand wash basin, low flush wc, complementary part tiled splashbacks, central heating radiator and a double glazed, timber framed window.

BEDROOM 2

12'1" x 8'2"

With a laminate floor covering, radiator and a timber framed, double glazed window.

OUTSIDE

There is a gated driveway leading to a detached single garage providing useful storage. The lawned garden is positioned to the side elevation of the property on the opposite side of the garage. To the rear is an attractive, cottage style garden with built in barbecue/parrilla or pizza oven. An old water well is also to be found which provides a lovely feature and is shown of maps dating back to the property's original use.

WHAT IS A TOLL HOUSE OR TURNPIKE

Named "Bar Cottage", standing about half way up on Rowley Lane just after the mini roundabout (going up) on the right hand side in the village of Lepton, slightly south and east of Huddersfield itself. Is recognisable as a former toll-house due to the design of the building which stands further out into the road than neighbouring buildings, and it has windows allowing traffic approaching from both directions to be seen in readiness to collect a fee or toll from them for using the road.

Rowley Lane was once part of the Wakefield-Austerlands Turnpike, a road constructed circa 1759 from Wakefield through Huddersfield to the county boundary at Austerlands (on the present A62) where it connected with the turnpike from Manchester through Oldham.

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND A.