Richard Kendall Estate Agent

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43 Botany Lane, Lepton, HD8 0NE

For Sale Freehold £299,950

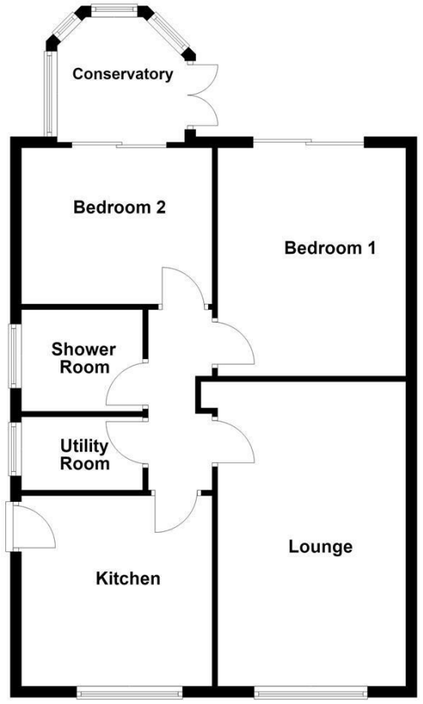
Offered to the market is this well presented two bedroom semi detached true bungalow, situated in the popular Lepton area of Huddersfield and enjoying a semi-rural setting with open countryside views to the rear.

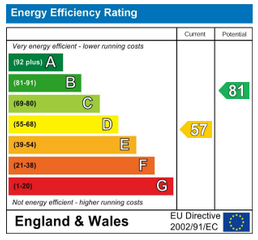
The property offers contemporary accommodation throughout, making it an ideal choice for those looking to downsize or seeking single level living in a ready to move into home. The accommodation briefly comprises a side porch leading into a modern Shaker style kitchen fitted with integrated appliances, together with loft access via a pull-down ladder. From the hallway there is access to a spacious lounge with feature gas fireplace, a useful utility room, contemporary shower room and two well proportioned bedrooms. Bedroom one benefits from bi-folding doors opening directly onto the rear patio, while bedroom two provides access into the conservatory, which in turn opens onto the rear garden. Externally, to the front is a low maintenance lawn with tarmacadam driveway providing off road parking. To the rear is an attractive two-tier garden with flagged patio areas, artificial lawn and timber shed, all enclosed by timber fencing and enjoying a south westerly aspect with open views across adjoining fields. The property benefits from UPVC double glazing and gas central heating throughout and is ideally suited to buyers looking for a low maintenance home in a semi-rural setting.

Lepton is well placed for local amenities, countryside walks and access towards Huddersfield town centre, which can be reached within approximately 20 minutes by car.

Offered for sale with vacant possession and no onward chain, only a full internal inspection will truly reveal everything this appealing bungalow has to offer. An early viewing is highly recommended.

Ground Floor





IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

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Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

SIDE PORCH
UPVC entrance door leading into the side porch. Further UPVC door providing access into the kitchen.

KITCHEN
11'5" x 10'9" (3.48m x 3.29m)
Fitted with a modern Shaker style kitchen comprising a range of wall and base units with laminate work surfaces over. Composite sink and drainer with mixer tap, induction hob with splashback and extractor fan above. Integrated fridge freezer, integrated double oven and integrated dishwasher. LVT flooring, central heating radiator and inset spotlights to the ceiling. UPVC double glazed window overlooking the front elevation. Loft access with pull-down ladder.

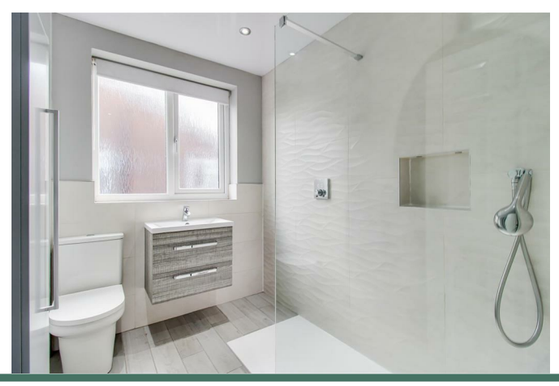
HALLWAY
Provides access to the utility room, lounge, shower room and two bedrooms.

UTILITY ROOM
7'8" x 4'3" (2.36m x 1.31m)
LVT flooring and central heating radiator. Laminate work surface with space and plumbing for a washing machine. Stainless steel sink and drainer with tiled splashback. Frosted UPVC double glazed window overlooking the side elevation. Inset spotlights to the ceiling.

LOUNGE
18'0" x 10'9" (5.50m x 3.30m)
Carpeted flooring and two central heating radiators. Feature gas fireplace with decorative surround. UPVC double glazed window overlooking the front elevation.



SHOWER ROOM
7'6" x 5'8" (2.29m x 1.73m)
Fitted with a contemporary suite comprising low flush W.C., vanity wash basin with mixer tap and double walk-in shower with shower attachment and rainfall shower head. Part tiled walls, tiled flooring and central heating radiator. Frosted UPVC double glazed window overlooking the side elevation. Inset spotlights and clad ceiling.



BEDROOM ONE
13'5" x 9'8" (4.11m x 2.97m)
Carpeted flooring and central heating radiator. Bi-folding doors opening onto the rear patio.



BEDROOM TWO
11'6" x 8'11" (3.51m x 2.73m)
Carpeted flooring and central heating radiator. UPVC sliding doors providing access into the conservatory.



CONSERVATORY
7'10" x 7'6" (2.40m x 2.31m)
Laminate flooring and central heating radiator. UPVC double glazed windows surrounding with polycarbonate roof. UPVC patio doors opening onto the rear garden.



OUTSIDE
To the front is a lawned garden with a tarmacadam driveway providing off road parking and access towards the rear. The rear garden has been landscaped over two tiers. The lower tier incorporates a flagged patio area enclosed by timber fencing. The upper tier provides a further artificial lawned area and additional flagged patio space. A timber garden shed provides useful storage. The garden enjoys a south westerly aspect with open views across adjoining fields.



COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"This property has been loved inside and out, in an idyllic environment, and a lovely commmunity. Beautiful walks in every direction, and very homely neighbourhood. Easily maintained and economical property. "