



cornerstone  
ESTATE AGENTS

Highroyd  
Lepton, Huddersfield





## Highroyd Lepton, Huddersfield

Offers In Region Of £150,000

Tucked away on a cul-de-sac with little passing traffic, Cornerstone are pleased to be able to market this three bedroom semi detached home with the possibility to extend (subject to planning consents). Newly decorated and recently carpeted, the property is ready to move into.

The layout briefly comprises lounge, kitchen and garden room come dining room on the ground floor with three bedrooms and house bathroom on the first floor. Externally there is off road parking and an incredibly large garden to the rear. The property is convenient for a range of local amenities and well regarded schooling.

## GROUND FLOOR

Entering the property through partially glazed UPVC door, the entrance vestibule gives access into the lounge. Stairs rise to the first floor.

Through into the lounge, this bright, opulent room has been finished in a crisp, clean décor with grey floor coverings. A feature fireplace is a lovely focal point with coal effect gas stove as centrepiece.

Door opens into the kitchen, which boasts a modern design with low and high cabinets topped with oak surfaces. It is well equipped, with integrated oven, hob and extractor as well as Belfast style sink, a dishwasher, and space for a fridge freezer. An internal door opens into a utility space with plumbing for a washing machine. This space provides ample storage and space for a dryer.

The garden room is located to the rear of the home and is incredibly spacious. This room could be utilised as a dining room, playroom, or second lounge. French doors open onto the garden.



## LOUNGE

12' 09" x 12' 05" (3.89m x 3.78m) approx

## KITCHEN

12' 09" x 9' 00" (3.89m x 2.74m) approx

## GARDEN ROOM

16' 02" reducing to 8' 08" x 10' 09" reducing to 5' 11" (4.93m x 3.28m) approx

## FIRST FLOOR

On the first floor, a spacious landing area gives access to three bedrooms and house bathroom. The master bedroom is located to the front of the property enjoying the use of built in wall to wall wardrobes. The second bedroom boasts a pleasant view of the large rear garden with the third single bedroom to the front of the house. Concluding the internal description, the house bathroom has a three-piece suite comprising bath with shower over, WC and hand wash basin.

## MASTER BEDROOM

12' 06" x 8' 0" (3.81m x 2.44m) approx

## BEDROOM TWO

9' 01" x 7' 0" (2.77m x 2.13m) approx

## BEDROOM THREE

7' 02" x 5' 06" (2.18m x 1.68m) approx

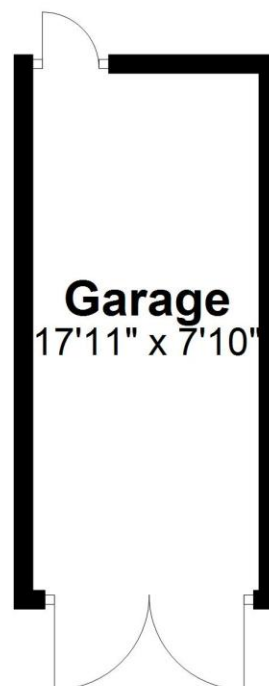
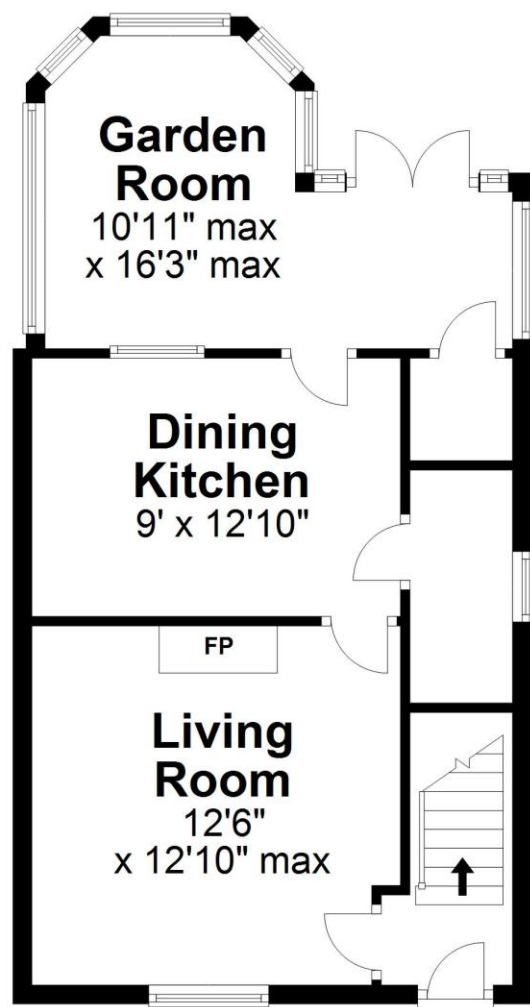
## OUTSIDE

Arriving at the front of the property, off road parking can be found to the front with a path leading up the side of the property to a much larger than average, family garden. Viewings advised to appreciate this space!

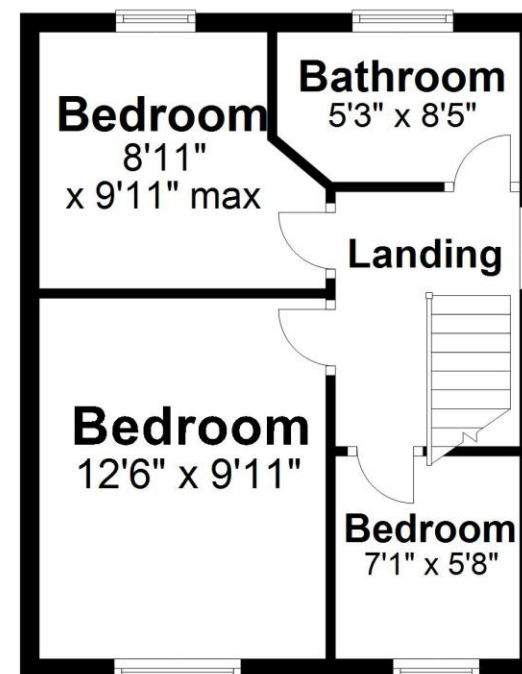




Approx. 641.2 sq. feet



Approx. 363.2 sq. feet



Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy

Assessors  
Plan produced using PlanUp.

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