30 Woodlands Road, Lepton, Huddersfield, HD8 0HT

Reduced To £300,000

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NO VENDOR CHAIN & VACANT POSSESSION This detached property presents an excellent opportunity for families seeking a comfortable home they can adapt and refurbish to their own taste and style and boasting a generous garden with potential to extend subject to all necessary consents. The property boasts a well-proportioned layout comprising porch, entrance hall, spacious through lounge diner, kitchen and utility together with three bedrooms and bathroom to the first floor.

Being perfectly positioned on the street to enjoy pleasant distant views to the front, adding to the overall appeal of the property. Additionally, the house benefits from a garage and a driveway, providing ample off road parking. Being of particular interest to those with a young and growing family, the property has access to well regarded local schooling, amenities nearby, as well as access to the M1 motorway network.

GROUND FLOOR:

Entrance Porch

a uPVC entrance door to the front gives access to the porch which has an internal door leading into the entrance hall.

Entrance Hall

Having a staircase rising to the first floor with under-stair storage and a central heating radiator.

Lounge/Dining Room

24'10" x 12'9" (7.57m x 3.89m)

A spacious reception room with uPVC double glazed windows to both front and rear elevations. There are wall light points, fireplace with coal effect gas fire and serving hatch to the kitchen.

Kitchen

11'6" x 8'0" (3.51m x 2.44m)

The kitchen has part tiled walls and a range of wall and base units with working surfaces over, stainless steel sink unit, electric cooker point with extractor hood over, space for a tall fridge freezer and built in pantry. There is a uPVC double glazed window to the rear which overlooks the rear garden and a glazed door leads into the utility room.

Utility Room

8'3" x 5'6" (2.51m x 1.68m)

Having plumbing for a washing machine, there is a central heating radiator, uPVC double glazed window to the rear and side external door. The utility also has access to the Worcester Bosch central heating boiler.

FIRST FLOOR:

Landing

The landing has access to the loft and there is a uPVC double glazed window to the side.

Master Bedroom

13'4" x 11'10" (4.06m x 3.61m)

This spacious double room enjoys distant views to the front via a uPVC double glazed window and there is a central heating radiator.

Bedroom 2

11'2" x 11'11" (3.40m x 3.63m)

Another good double room with a central heating radiator and a uPVC double glazed window.

Bedroom 3

9'9" x 7'0" (2.97m x 2.13m)

This single room has bulkhead storage, a central heating radiator and a uPVC double glazed window.

Shower Room

Having tiling to the walls and floor, corner shower enclosure, vanity sink unit, wc, fitted storage, chrome ladder style radiator and a uPVC double glazed window.

OUTSIDE:

A block paved driveway to the front provides off road parking and gives access to the attached garage. The garage measures 18'4 x 8'11 and has an internal water tap, houses the fuse box and has a side window. A path down the side leads to the rear, larger than average lawned garden with mature planted borders and flagged patio areas with hedging on the perimeter. There is a further external water tap to the rear and exterior security lighting.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629), passing through Aspley, Moldgreen and Dalton. Continue along this road to the traffic lights in Waterloo and bear right into Penistone Road, passing Morrisons on the left. Continue along for approximately 1 mile before turning left into Station Road which then becomes Highgate Lane. Shortly before entering the village of Lepton, take a right hand turning into Woodlands Road and at the T-junction turn left, continuing along Woodlands Road.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

NOT TO SCALE AND NOT TO BE RELIED UPON
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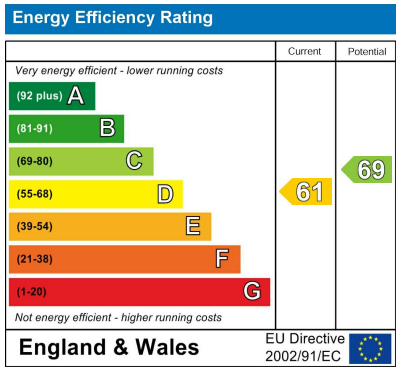

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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