

28 Fields Road, Lepton, Huddersfield, HD8 0AQ

£245,000

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This well maintained semi detached true bungalow has been improved greatly by the current vendor and now provides accommodation ready to move straight into. With accommodation briefly comprising:- entrance hall, spacious lounge, fitted kitchen with integrated appliances, house bathroom and two bedrooms. The property is fitted with gas fired central heating, double glazing and also has a large DOUBLE GARAGE/WORKSHOP, together with gardens to the front and rear, and driveway providing off road parking.

Situated within the well regarded village of Lepton with local amenities nearby, this property is definitely worth a viewing to avoid missing out!



GROUND FLOOR:

Entrance Hall
Having a central heating radiator and providing access to the loft by way of a ceiling hatch. Please note, the boiler is located in the loft.

Kitchen
8'6" x 10'9" (2.59m x 3.28m)
Being fitted with a range of wall, drawer and base units with wood effect working surface and tiled splashbacks. There is an inset stainless steel sink with side drainer, integrated electric Hoover oven, 4 ring gas hob, overhead extractor hood, under counter fridge and plumbing for an automatic washing machine. There is kick board lighting, a breakfast bar area, central heating radiator and uPVC double glazed bay window to the front elevation.

Lounge
11'11" x 15'3" (3.63m x 4.65m)
The main focal point of the room is a coal effect fire which is set in to a marble hearth with timber surround. There is also a uPVC double glazed window to the front elevation and a central heating radiator.

Master Bedroom
12'5" x 11'11" (3.78m x 3.63m)
Enjoying a pleasant aspect overlooking the rear garden. There is a uPVC double glazed window and central heating radiator.

Bedroom 2
8'8" x 8'6" (2.64m x 2.59m)
Having a uPVC double glazed window to the rear elevation and a central heating radiator.

Bathroom
Furnished with a 4 piece bathroom suite which comprises of a low flush WC, pedestal wash hand basin and PVC panelled Jacuzzi style bath with overhead shower and shower screen. There are part tiled walls, a uPVC double glazed window to the side elevation and a heated towel rail.

OUTSIDE:
To the front of the property there is a manicured lawned garden with raised patio area and an adjacent tarmacadam driveway which stretches down the side of the property to the rear where there is a garage. To the rear, there is a lawned garden with flowerbed borders and timber fencing. A small door at the side of the property gives access to an under house storage space.

Garage/Workshop
The brick built garage has a roller shutter remote control operated door and electric points.

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:

At the traffic lights in Waterloo bear right into Penistone Road and continue past Morrisons supermarket and Harveys Bar. Turn left into Station Road and proceed up for a short distance, turning right into Common End Lane which then becomes Manor Park Way. Turn left into Woodlands Road and then right into Fields Road where the property will be found on the right hand side.

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.

VIEWINGS:

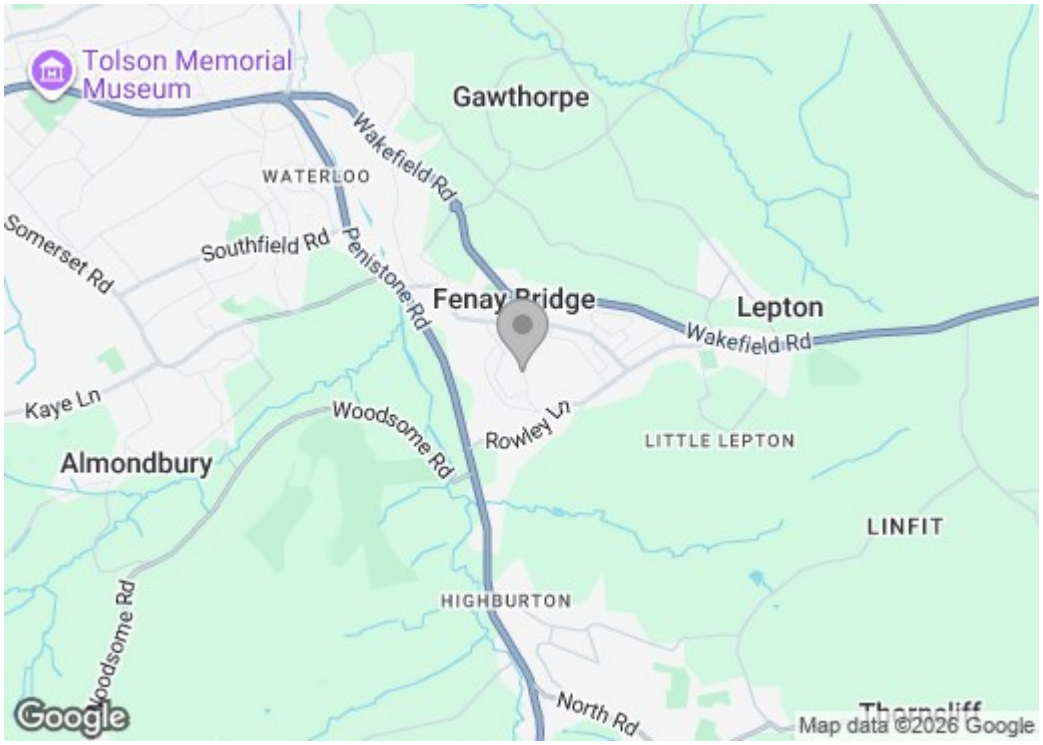
Please call our office to book a viewing on 01484 530361.

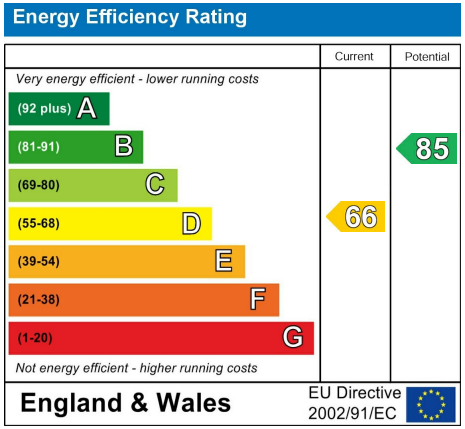












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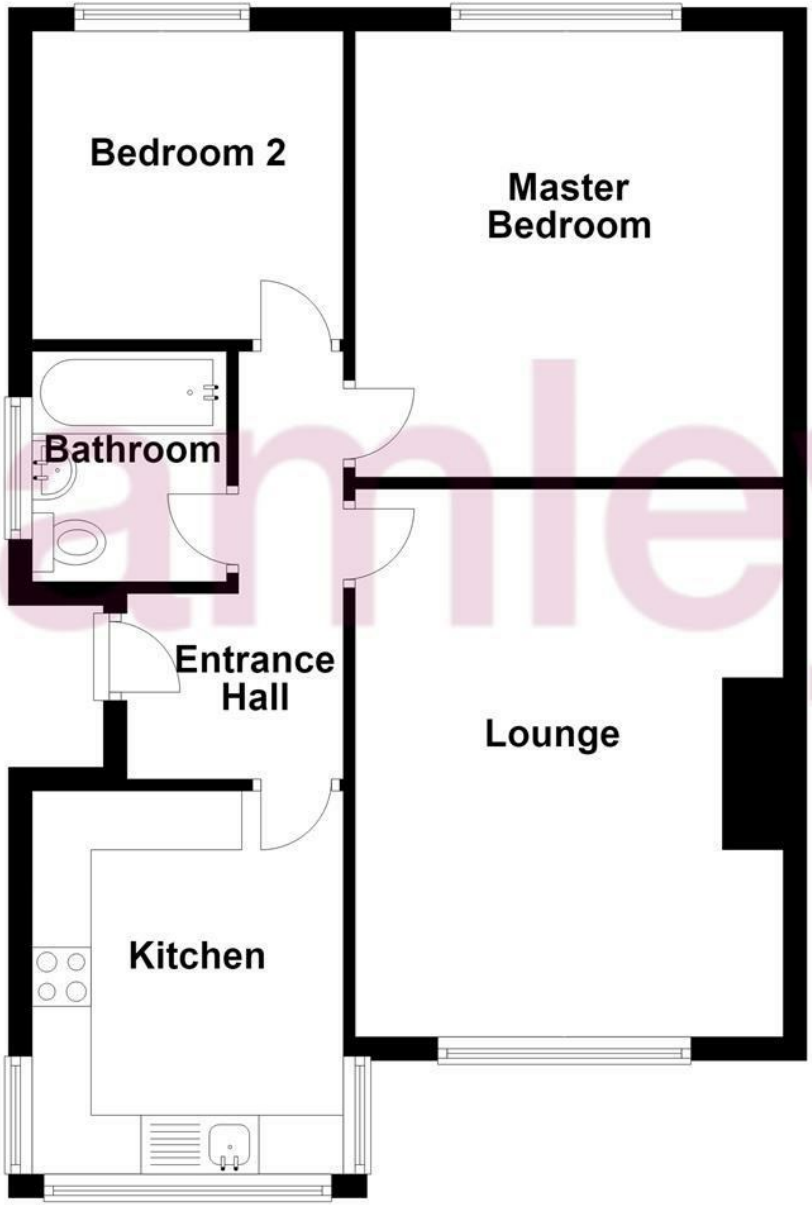
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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

Ground Floor



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