



Ings Way East, Lepton, HUDDERSFIELD, HD8 0DT



welcome to

Ings Way East, Lepton, HUDDERSFIELD

Charming 3-bed semi-detached in sought-after Lepton, offering two reception rooms, a spacious kitchen, three double generously sized bedrooms and a stylish bathroom. Features driveway, front and rear gardens, log burner, and easy access to amenities, transport and top schools.



Lounge

10' 7" into recess x 14' 10" (3.23m into recess x 4.52m)

The lounge offers a warm and inviting atmosphere, featuring soft carpeting underfoot, a radiator for year-round comfort, and a double-glazed window that fills the room with natural light. French doors open directly onto the rear garden, enhancing the sense of space. A standout feature is the log burner, complemented by sound-proofing for a cosy and peaceful setting.

Kitchen

13' 6" x 13' 7" (4.11m x 4.14m)

The kitchen offers excellent practicality with laminate flooring and worktops, a useful pantry cupboard for storage, and space for a washing machine. A double-glazed window brings in plenty of light, while a radiator ensures comfort. The room is well-equipped with a gas hob and gas oven, extractor hood, an integrated fridge/freezer and dishwasher space, making it a functional and inviting space for everyday cooking and dining.

Dining Room

11' 5" x 10' 5" into recess (3.48m x 3.17m into recess)

The dining room features laminate flooring, a radiator for comfort, and two double-glazed windows to the front and side, creating a bright and welcoming space ideal for everyday meals or entertaining.

Bedroom One

14' 10" x 10' 6" (4.52m x 3.20m)

Bedroom One is a bright and spacious double bedroom, featuring soft carpeting, a radiator, and two double-glazed windows to the front and rear. Integrated eaves storage adds practical built-in space, making the room both functional and inviting.

Bedroom Two

9' 10" x 10' 3" (3.00m x 3.12m)

Bedroom Two is a well-proportioned double bedroom featuring soft carpeting, a radiator, and two double-glazed windows to the side that bring in plenty of natural light. The room also benefits from

integrated wardrobes and a built-in cupboard, offering excellent storage.

Bedroom Three

6' 5" recess door x 13' 8" (1.96m recess door x 4.17m)

Bedroom Three is a convenient double room featuring fresh insulation and soft carpeting, with a radiator for comfort and two double-glazed windows to the side and rear. A loft hatch provides easy access to additional storage, making this a practical and well-lit room.

Bathroom

The bathroom is beautifully appointed with a tiled floor, pedestal sink, low-flush WC, freestanding bath, and a modern walk-in shower. A heated towel rail and extractor fan add comfort and practicality, creating a stylish and functional family space.

Front Garden

The front garden is arranged over three levels with a patio area and a generous driveway to the side, providing parking for multiple vehicles.

Rear Garden

The rear garden offers a fantastic outdoor space with a patio, lawn, and decking area topped with a charming pergola. Enclosed by timber fencing for privacy, it also features an outdoor tap for added convenience.



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welcome to

Ings Way East, Lepton HUDDERSFIELD

- Three-bed semi-detached home
- Two reception rooms including lounge with log burner
- Spacious kitchen with pantry and integrated appliances
- Stylish bathroom with shower and freestanding bath
- Driveway plus front and rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118006 - 0004

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