



## 44 Highroyd, Lepton, Huddersfield, West Yorkshire, HD8 0EB

Offers In The Region Of £160,000

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This property offers an excellent blend of character, functionality, and potential. Located in a quiet residential area with easy access to major roads, it combines both tranquility and convenience. Stepping into the house through a front porch, you are greeted by a spacious, well-lit lounge. The lounge is versatile and provides ample room with access to the kitchen to the rear. The kitchen area has wall cupboards, base units and a one-and-a-half bowl stainless steel sink. Integrated appliances include an oven and hob. There is plumbing for an automatic washing machine and space for freestanding appliances. The kitchen offers a lovely view of the back garden. It is a practical and functional space, with plenty of potential to modernise or personalise. The upper level of the house features two double bedrooms. The third bedroom, a cozy single, would make a perfect child's room, guest room, or even a home office. The family bathroom is conveniently located on this floor of a good size. At the front of the house, a gated garden leads to pathway, offering access to convenient road parking just outside. The rear of the property boasts a generously sized, long garden, a pathway extends all the way to the end of the garden, leading to a secure gate that provides access to other residential properties behind. This design allows a sense of privacy. This property is an excellent opportunity for both first-time buyers and potential landlords. With its attractive features and strong investment potential, it offers a great entry point into homeownership or a promising addition to any rental portfolio

ADDITIONAL INFORMATION

Council Tax:B  
EPC:C  
Tenure:Freehold  
Parking:Off road parking

UTILITIES

Gas:TBC  
Electric:TBC  
Water:TBC  
Heating:TBC  
Broadband:Ultrafast Full Fibre Broadband  
Mobile Coverage: 4G/5G - check with your provider

AGENT NOTES

- 1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Directions



Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

B

EPC Rating:

C

