



24 Far Croft

Lepton, Huddersfield, HD8 0LS

An immaculate three bedroom extended semi detached family home in this quiet and sought after location. The property has modern fixtures and fittings throughout and to the rear a beautiful enclosed decked sitting out area which enjoys the evening sun. The property briefly comprises entrance lobby, lounge, open plan living/dining kitchen. Side porch area and downstairs WC. Two first floor double bedrooms, a study/nursery area and family bathroom. Occasional loft double bedroom. Plenty of off road parking, enclosed rear garden and secure garden shed with power.

Conveniently located for direct access to Huddersfield, Mirfield and Wakefield with close links to both M1 and M62.

O.I.R.O £300,000

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- EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME
- IMMACULATE THROUGHOUT WITH MODERN FIXTURES AND FITTINGS
- LOUNGE, LIVING/DINING KITCHEN, SIDE PORCH AND DOWNSTAIRS WC
- TWO FIRST FLOOR DOUBLE BEDROOMS, STUDY AND FAMILY BATHROOM
- OCCASIONAL LOFT DOUBLE BEDROOM WITH TWO VELUX
- ENCLOSED REAR GARDEN AREA AND PLENTY OF OFF ROAD PARKING

Entrance

Lounge

13'9" x 11'0" (4.19m x 3.35m)

Living/Dining Kitchen

16'10" x 16'10" average (5.13m x 5.13m average)

Living/Dining

15'3" x 9'11" (4.65m x 3.02m)

Kitchen

22'3" x 5'7" (6.78m x 1.70m)

Side Porch

6'8" x 4'1" (2.03m x 1.24m)

WC

5'1" x 2'8" (1.55m x 0.81m)

First Floor Landing

Family Bathroom

6'5" x 5'9" (1.96m x 1.75m)

Bedroom 1

13'1" x 9'1" (3.99m x 2.77m)

Bedroom 2

11'1" x 9'0" (3.38m x 2.74m)

Bedroom 3/Study

5'11" x 3'8" (1.80m x 1.12m)

Occasional Loft Bedroom

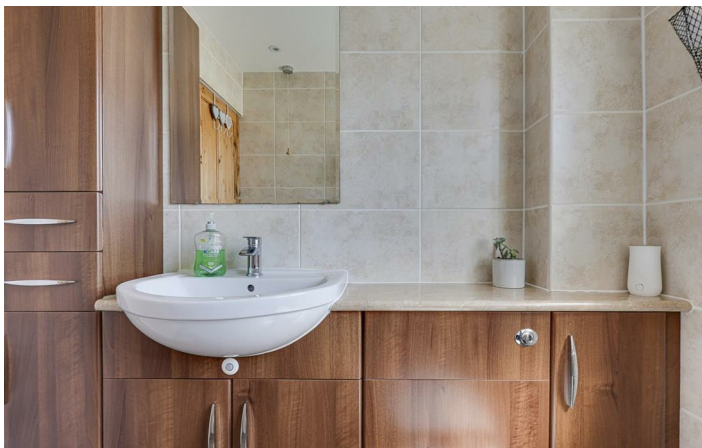
15'2" x 10'6" (4.62m x 3.20m)

Off Road Parking

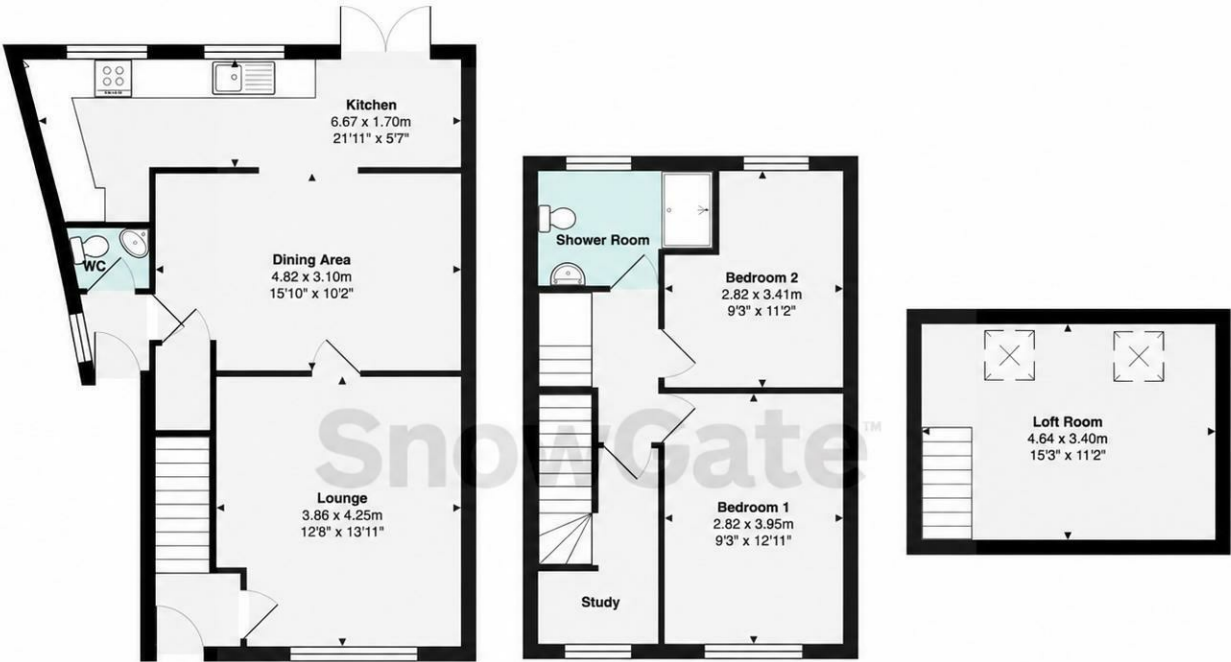
Garden



Directions



Floor Plan



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Total Area: 103.7 m² ... 1116 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

