

239 Rowley Lane,
Lepton HD8 0EJ

OFFERS AROUND
£180,000



**** NO CHAIN ** SAT ON A GENEROUS CORNER PLOT AND LOVED FOR OVER 50 YEARS IS THIS SPACIOUS TWO BEDROOM SEMI DETACHED PROPERTY IN NEED OF MODERNISATION AND BENEFITTING FROM LARGE GARDENS, TANDEM GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.**

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING E.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a UPVC door into this welcoming entrance hallway with space to remove outdoor clothing, doors lead through to the lounge diner, kitchen and quarter landing stairs ascend to the first floor landing.

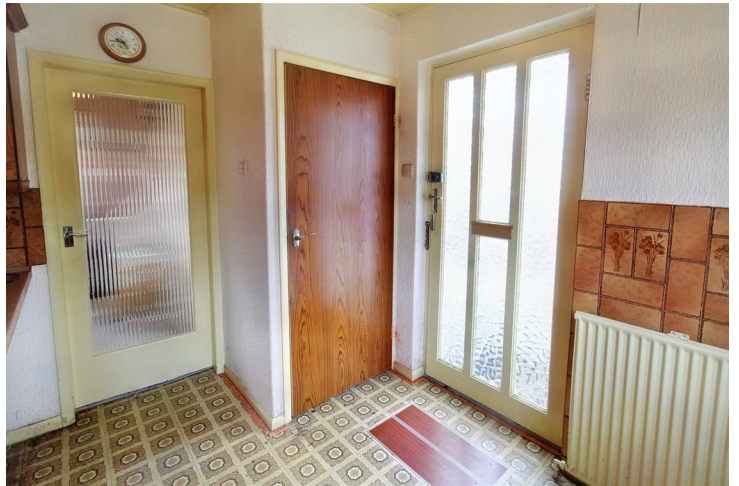
LOUNGE DINER 18'4" x 11'4"

This generous size lounge diner is bright and airy courtesy of the dual aspect windows with views over the front and rear garden, the focal point of the room is the decorative stone fireplace housing a gas fire, two alcoves provide storage, ample space for freestanding living room and dining furniture and a door leads through to the entrance hallway.



KITCHEN 10'0" x 7'10"

The kitchen is situated at the rear of the property overlooking the rear garden and is fitted with timber wall and base units, roll top work surfaces, tiled splash backs and two circular sinks with mixer tap over. There is space for a cooker, fridge, freezer and plumbing for washing machine. Vinyl flooring underfoot, a large understairs storage pantry ideal for household items and a door leads through to the side porch.



SIDE PORCH 3'1" x 4'6"

Entered from the from the driveway is this useful glazed side porch with space to remove coats and shoes and a door leads through to the kitchen.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing with loft hatch, glazed side aspect window with rooftop and countryside views and doors which lead through to two bedrooms and the house bathroom.

BEDROOM ONE 14'6" x 10'1"

Situated at the front of the property, this impressive double bedroom has ample space for freestanding furniture, a bank of mirrored wardrobes, integrated storage cupboard. Two large windows let in an abundance of light and gives a view of the front garden and street scene below. A doorway leads through to the landing.



BEDROOM TWO 11'2" x 8'0"

Positioned at the rear of the property is this double bedroom which has space for free standing furniture and fitted wardrobe with overhead storage. This light and airy room overlooks the rear garden from its window and a doorway leads through to the landing.



BATHROOM 10'0" x 5'1"

This timber clad bathroom features a three piece suite comprising of a bath with shower over, pedestal hand wash basin and a low level W.C. The room is partially tiled, has a rear obscure glazed window, floor to ceiling louvre style storage and a door leads on to the landing.



ATTIC SPACE

Accessed by a pull down ladder is the boarded attic space which comprises of two rooms and storage cupboard which could be used as an occasional room or study.

REAR GARDEN

Accessed from the driveway through a wrought iron gate is this great size enclosed garden is which offers a variety of spaces to enjoy, a decorative patio area, a great size lawn with raised borders, mature shrubs, bushes and colourful flower beds.



EXTERNAL FRONT, DRIVEWAY AND GARAGE.

To the front of the property is a low wall enclosed lawn area with plant bed borders and extra land with mature bushes and shrubs.

To the left of the property is a shared drive which leads to a private drive with parking for multiple vehicles and tandem garage with up and over door, power and light.



AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

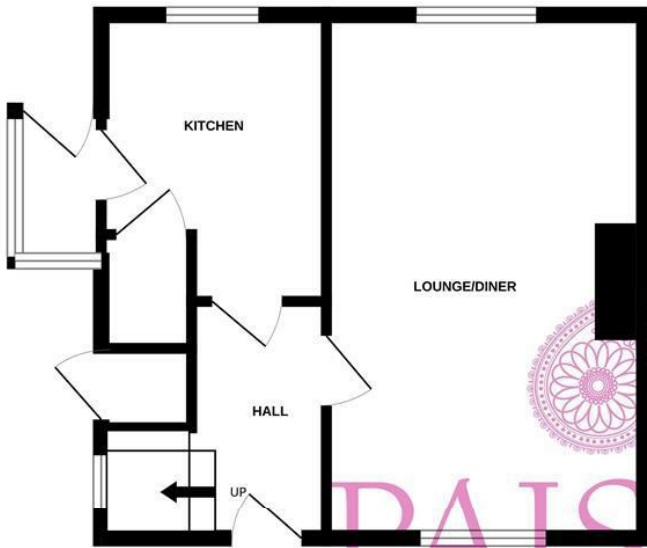
PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

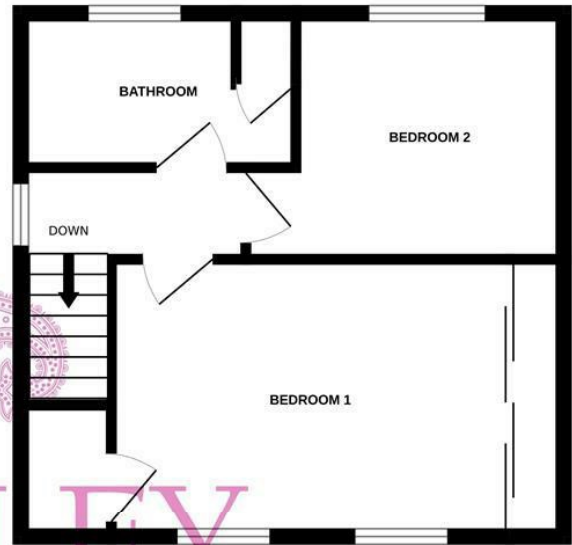
SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

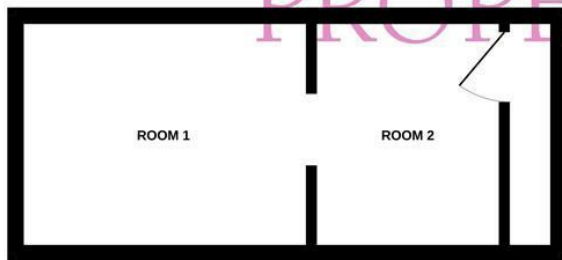
GROUND FLOOR



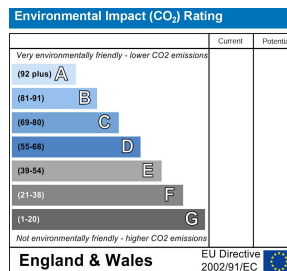
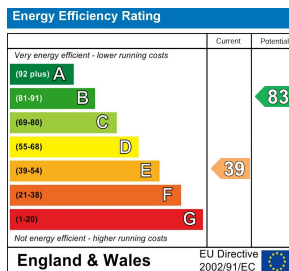
1ST FLOOR



LOFT SPACE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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