

141 Rowley Lane,
Lepton HD8 0HN

PER CALENDAR MONTH
£1,250 Per Calendar Month



AVAILABLE AUGUST, UNFURNISHED, NO SMOKERS, BOND
£1440, ENERGY RATING D, COUNCIL TAX BAND D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a composite door into a welcoming entrance hallway with beautiful timber flooring underfoot and two handy understairs storage cupboards (one housing the boiler). A staircase with a timber balustrade ascends to first floor landing and doors lead to the living room, dining room/snug and breakfast kitchen.

LIVING ROOM 14'1" max x 14'0" max



This good size reception room has ample space for living room furniture. The focal points of the room being the inset fireplace with exposed stone surround and hearth and a large bay style window looking out over the front garden. Reclaimed timber flooring flows underfoot and a door leads through to the entrance hallway.

DINING KITCHEN 23'11" max x 10'0" max



This impressive dining kitchen spans the side of the property and is flooded with natural light through the dual aspect windows. The kitchen area is fitted with a range of timber units with contrasting work surfaces, tile splashbacks and a composite sink and drainer with a mixer tap over. Integrated appliances include a large gas oven with extractor over, an undercounter fridge and freezer. A peninsula island provides space for informal dining and there is ample space for a dining table chairs and further freestanding furniture if desired. Bifold doors open directly onto the rear garden, seamlessly blending indoor and outdoor living and timber flooring flows underfoot. A step up leads to the formal dining room/snug.



DINING ROOM/SNUG 11'11" max x 11'5" max



This versatile room could be used as a formal dining room or a snug. There is space for freestanding furniture and a decorative fire with exposed stone surround and hearth. Feature panelled walls and reclaimed timber flooring adds character to the room and a window gives a lovely view over the rear garden. An opening with a step leads to the dining kitchen and a door leads back through to the entrance hallway.

BREAKFAST KITCHEN/UTILITY 7'10" max x 7'3" max



This useful room is fitted with a range of timber wall and base units, a composite sink with mixer tap, an electric oven, a four ring gas hob with a concealed extractor above and plumbing for a washing machine. Tile flooring flows underfoot, an external door opens to the rear garden and an opening leads through to the entrance hallway.

FIRST FLOOR LANDING



A staircase ascends from the entrance hallway to the spacious first floor landing with an obscure side window. There is space for freestanding items and doors lead to the three bedrooms and the house bathroom.

BEDROOM ONE 12'0" max x 10'3" max



This nicely presented double bedroom is positioned to the front of the property with a window having views over the front garden, driveway and street scene below. There is space for freestanding bedroom furniture and a bank of louvre style wardrobes and overhead storage. A door opens to the landing.

BEDROOM TWO 11'5" max x 10'4" max



Another neutrally decorated double bedroom positioned to the rear of the property with pleasant views over the rear garden. There is a bank of louvre style wardrobes, over head storage and space for bedroom items. A door opens to the landing.



BEDROOM THREE 9'1" max x 7'8" max



A bright small double bedroom located to the front of the property which could lend itself to a home office, offering space for freestanding furniture and a door opens to the landing.

BATHROOM 7'6" max x 6'9" max



The family bathroom comprises of a white three piece suite including a bath with shower over and glass screen, a pedestal hand wash basin and a low level W.C. The bathroom is fully tiled and has complementary vinyl flooring underfoot. An obscure rear window allows light to flow through and a door opens to the landing.

REAR GARDEN



The generous size rear garden can be accessed through the dining kitchen, breakfast kitchen, a wrought iron gate to the rear of the property or both sides of the property. There is a lawn surrounded by well maintained hedges, a stone wall and there is ample space for garden furniture. A large patio offers an ideal space to sit out on an evening or for Al fresco dining. A large timber outbuilding sits to the rear of the garden



EXTERNAL FRONT AND DRIVEWAY



To the front of the property is a lawn area with established flower bed borders, hedging and a low stone wall. A driveway with parking for multiple vehicles leads down the side of the house.

LETTINGS INFORMATION

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. 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.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

As of the 1st May 2026 all tenancies will be Assured Periodic Tenancies. These have fully replaced any Assured Shorthold Tenancies.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

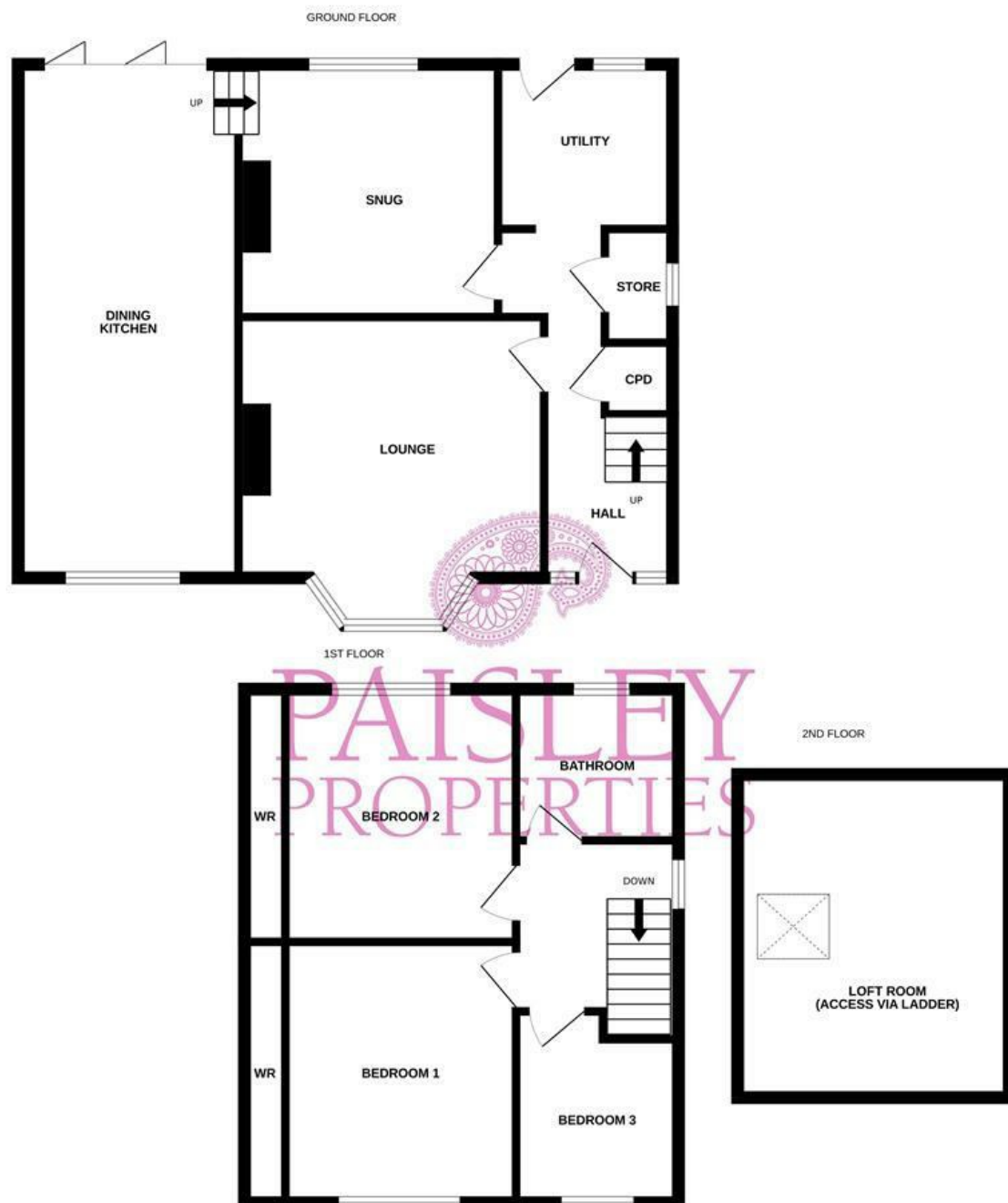
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We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if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

MORTGAGES

Mandy Weatherhead 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 Mandy, 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. *



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mappleton Office:
4 Blacker Road,
Mappleton,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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