207 Rowley Lane, Lepton HD8 0EH

OFFERS AROUND £220,000

BEAUTIFULLY PRESENTED THROUGHOUT IS THIS FANTASTIC THREE BEDROOM TERRACED PROPERTY BOASTING DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, AN EXCEPTIONALLY LARGE GARDEN AND A DRIVEWAY FOR ONE VEHICLE.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALL

You enter the property through a Upvc part glazed door into a welcoming entrance hallway with space to remove outdoor clothing. A door leads through to the living room and a staircase ascends to the first floor landing.

LIVING ROOM 13'5" max x 11'10" max

This beautifully presented and spacious reception room is the perfect place to relax in the evening. The room is nicely decorated, has space for freestanding furniture, a lovely window seat with a view over the drive and street scene beyond. Doors open to the dining kitchen and back through to the entrance hall.

DINING KITCHEN 15′1″ max x 8′5″ max

Spanning the rear of the property, this modern dining kitchen is fitted with a range of grey wall and base units with complementary work surfaces with matching upstands and an inset composite sink and drainer with mixer tap over. Integrated appliances include an electric oven, a four ring electric hob with extractor fan over and a dishwasher. There is space for a fridge freezer, tumble dryer and plumbing for a washing machine. There is space for a dining table and chairs. A large rear facing window overlooks the fantastic garden and laminate flooring completes the room. An understairs cupboard provides storage for household items and a door leads through to the living room. An external door opens to the garden.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the split first floor landing. Doors lead to three bedrooms, the house bathroom and a hatch gives access to the loft.

BEDROOM ONE 12′3″ max x 10′10″ max

This generous size and tastefully decorated double bedroom overlooks the street scene below and has ample space for freestanding furniture. A door leads to the landing.

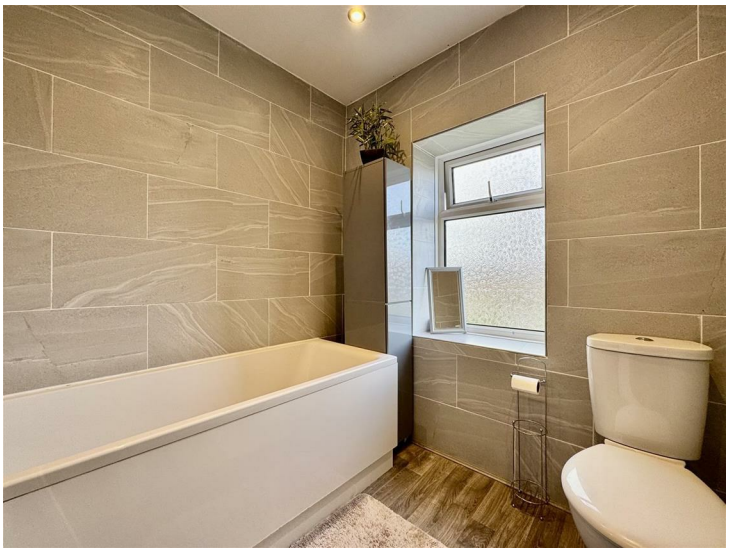
BEDROOM TWO 12′0″ max x 8′11″ max

Located to the rear of the property is this light and airy double bedroom with space for freestanding bedroom furniture. A window gives a pleasant view over the garden below and a door leads to the landing.

BEDROOM THREE 10′11″ max x 6′2″ max

A bright single bedroom located to the front of the property which could alternatively used as an office for those working remotely. A door leads to the first floor landing.

BATHROOM 6′2″ max x 5′9″ max



This attractive bathroom is fitted with a white three-piece suite, including a bath with shower attachment over, vanity hand wash basin with mixer tap, a low level W.C and a chrome towel radiator. The room is fully tiled with complimentary laminate flooring underfoot. A rear obscure window allows light to flow through and a door leads through to the landing.

REAR GARDEN

This impressive size garden is hedge and fence enclosed and offers a range of spaces to enjoy. Adjacent to the property is a patio ideal for outdoor dining, a lawn with ample space for garden furniture and to the rear are decorative shale and raised flower beds and a good size paved area for timber outbuildings if desired.

EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a driveway which provides parking for one vehicle. A shared path to the left of the drive leads to a gate which opens to the rear garden.

***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Stone

PARKING
Driveway

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

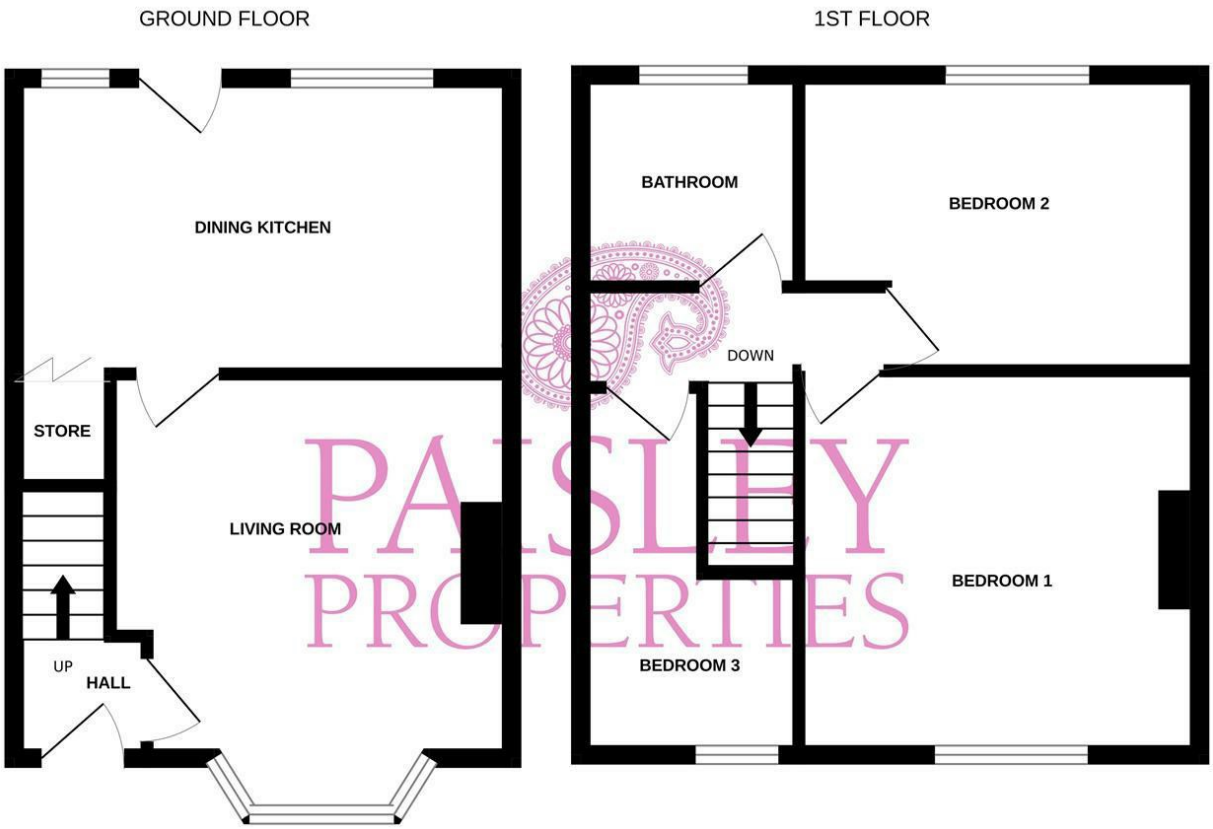
AGENT NOTES
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information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

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.



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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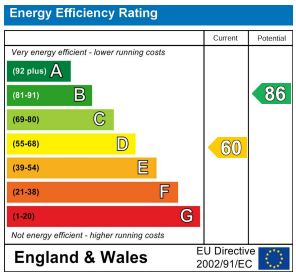

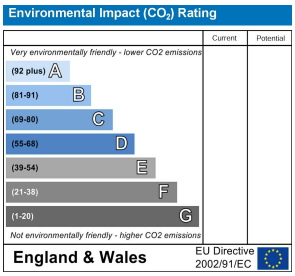

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