

131 Highgate Lane,  
Lepton HD8 0HQ

OFFERS AROUND  
£190,000



\*\*OPEN TO VIEW SATURDAY THE 26TH JULY BETWEEN 11AM - 12.30PM\*\*

THIS IMMACULATELY PRESENTED, TWO BEDROOM END TERRACE COTTAGE BOASTS STYLE AND CHARACTER THROUGHOUT, A LOVELY PATIO GARDEN AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES

## LIVING ROOM 17'2" max x 14'7" max

You enter through a timber door into this beautifully presented and spacious, dual aspect reception room which has characterful exposed beams, spotlighting to the ceiling and an inset brick fireplace and hearth housing an electric stove. A door leads to the cellar steps, an archway leads to the dining kitchen and stairs ascend to the first floor landing.



## CELLAR

A good size storage cellar ideal for household items.

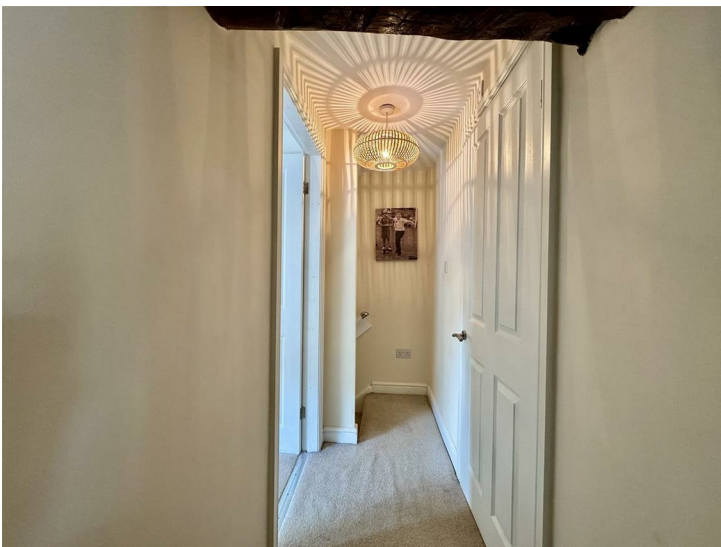
## DINING KITCHEN 16'2" max x 11'6" max

This modern dining kitchen is fitted with a range of cream wall and base units, contrasting roll top work surfaces with matching upstands and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, electric oven and four ring electric hob with extractor fan over. There is plumbing for a washing machine and room for a condenser dryer. To the side of the kitchen is space for a dining table, chairs and further freestanding furniture. Dual aspect windows flood the room with natural light, spotlights adorn the ceiling and timber effect laminate flooring completes the room. An external door opens to the patio and an archway leads through to the living room.



## FIRST FLOOR LANDING

A carpeted staircase ascends from the living room to the first floor landing which has an exposed beam to the ceiling and doors open to two double bedrooms and the bathroom.



### **BEDROOM ONE 14'6" max x 7'1" max**

A nicely decorated double bedroom featuring an exposed beam, a fitted wardrobe with shelving and space for freestanding bedroom furniture. A door leads on to the landing.



### **BEDROOM TWO 7'8" max x 7'1" max**

A bright double bedroom positioned to the front of the property with a view of the lane below, space for bedroom furniture and a door leads on to the landing.



### **BATHROOM 8'11" max x 3'6" max**

This attractive bathroom comprises of a white suite including a bath with waterfall shower over and a glass screen, a wall hung hand wash basin with mixer tap over, chrome towel radiator and a low flush w.c. The room is partially tiled with complimentary tile underfoot, has an exposed beam, rear obscure window with a deep sill, spotlighting to the ceiling and a door leads on to the landing.



### **EXTERNAL AND PARKING**

A low maintenance, Indian Sandstone patio offers a great space for outdoor dining with space for garden furniture and pots/planters.

Adjacent to the property is a courtyard which is shared between three properties and the vendor uses her portion to park one vehicle.



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or developments

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band A

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Off street Parking

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. \*

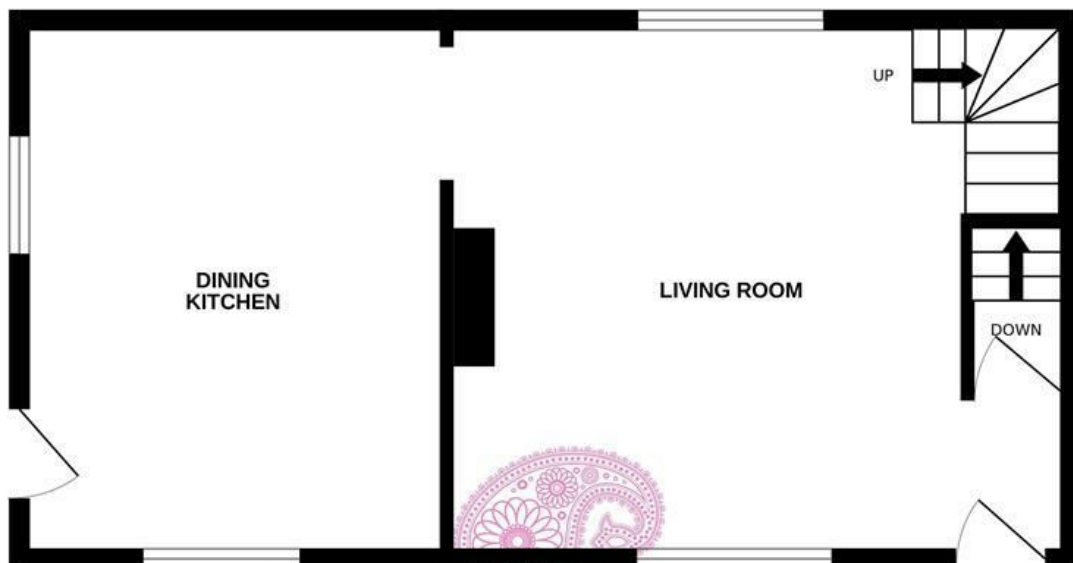
## **PAISLEY**

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.

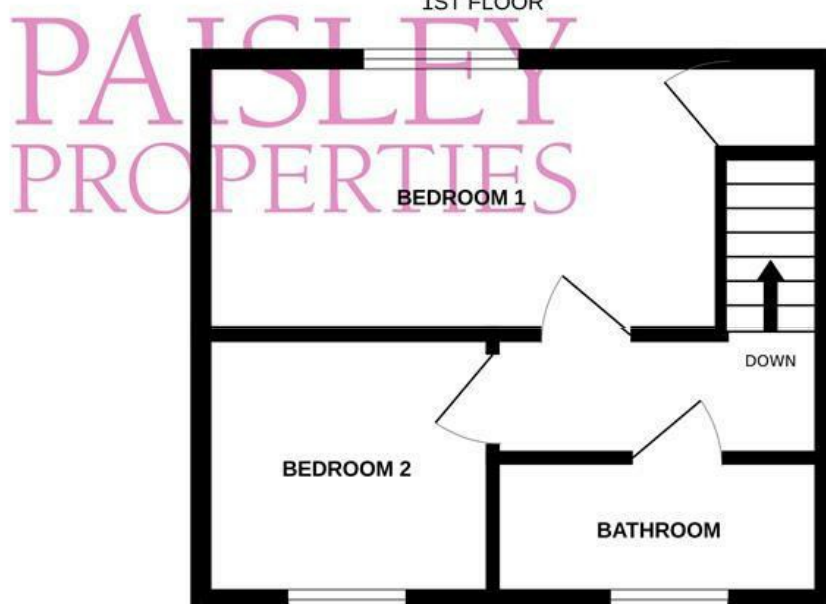
## **SURVEY TEXT**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

GROUND FLOOR

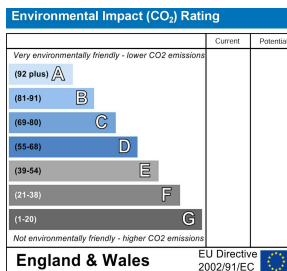
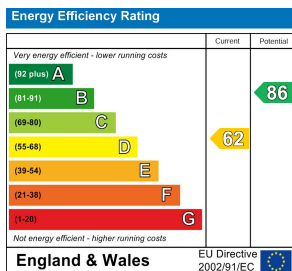


1ST FLOOR



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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