



6 Longden Avenue, Lepton, Huddersfield, HD8 0HF  
£225,000

bramleys



This 3 bedroom semi-detached family home is offered for sale with NO VENDOR CHAIN & VACANT POSSESSION. Enjoying LOVELY DISTANT VIEWS towards Woodsome and having a good size, larger than average garden to rear. Being generally well maintained and ready for the new owner to refurbish and decorate to their own taste and style. Having uPVC double glazing, central heating and accommodation comprising: entrance hall, through lounge/dining room, kitchen, side porch, 3 bedrooms and bathroom. Outside there are tidy gardens to front and rear, long driveway and garage providing off road parking. Also being conveniently situated for amenities, schools and public transport facilities.





## GROUND FLOOR:

### Entrance Hall

A composite entrance gives access to the entrance hall which has a central heating radiator and staircase rising to the first floor with understair storage.

### Lounge/Dining Area

25'5" max into bay x 11'5" max (7.77m max into bay x 3.48m max)

This spacious through lounge has uPVC double glazed windows to both front and rear, gas fire, fitted unit in alcove and wall light points.

### Kitchen

8'6" x 7'1" (2.59m x 2.16m)

The kitchen has a built in pantry, a range of wall and units with working surfaces over, stainless steel sink unit, gas cooker point, wall mounted boiler and a uPVC double glazed window overlooking the rear garden. A timber door gives access to a side porch.

### Side Porch

8'6" x 4'5" (2.59m x 1.35m)

This useful porch has internal power and lighting, uPVC double glazing and a modern composite entrance door.



## FIRST FLOOR:

### Landing

The landing has a uPVC double glazed window and access to the loft.

### Bedroom 1

11'8" x 10'5" to wardrobes (11'11" max) (3.56m x 3.18m to wardrobes (3.63m max))

A spacious double room with fitted four door wardrobes with storage above, a central heating radiator and a uPVC double glazed window.

### Bedroom 2

11'7" x 10'0" (3.53m x 3.05m)

Another good double room with a built in linen cupboard which houses the immersion/water cylinder. There is a central heating radiator and a uPVC double glazed window which enjoys views over the garden and beyond.

### Bedroom 3

7'8" x 7'2" (2.34m x 2.18m)

This comfortable single room has a central heating radiator and a uPVC double glazed window which also enjoys views over the garden towards Woodsome.





### Bathroom/WC

The bathroom has tiling to the walls, an adapted bath tub which gives easier access to get in and out to use the electric shower above. There is a low flush WC, pedestal wash hand basin, a central heating radiator and a uPVC double glazed window.

### OUTSIDE:

There is a rockery garden to the front and a gated driveway to the side which provides off road parking and leads to the detached garage which measures 19'5 x 8'10. The rear garden is a real feature, being larger than average and enjoying open views towards Woodsome, making it an ideal space for entertaining/bbqs. There are lawned areas with planted borders and a patio.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) and pass through the traffic lights at Aspley, Moldgreen, Dalton and at Waterloo traffic lights continue along the main road and climb up the hill and after approximately three quarters of a mile pass straight through the roundabout. Continue up the hill and as the road levels out turn right into Greaves House Terrace. Follow this road until its conclusion turning left into Highgate Lane. Continue along Highgate Lane passing the shopping area on your left hand side and after a short distance turn right into Grosvenor Way and follow this road until its conclusion which in turn becomes Longdon Avenue where the property can be found.

### TENURE:

TBC

### COUNCIL TAX BAND:

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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

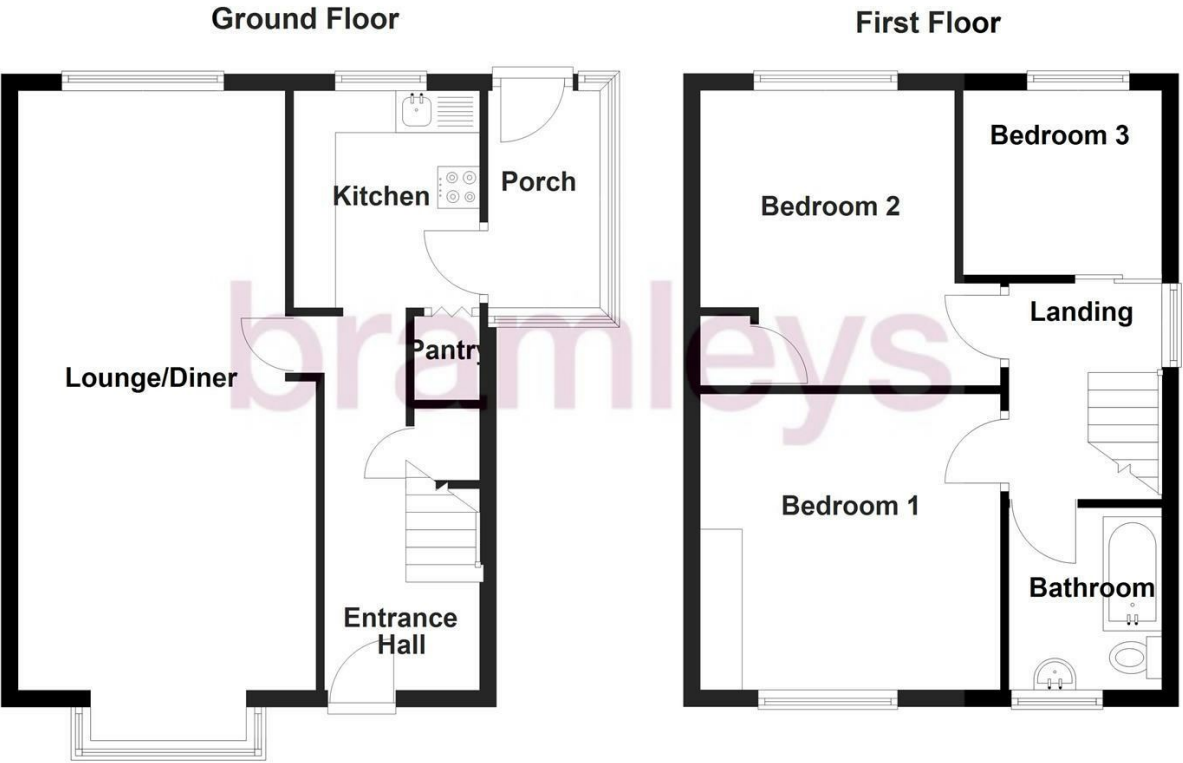
Please call our office to book a viewing on 01484 530361.











CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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