



78 Woodlands Road, Lepton, Huddersfield, HD8 0HU
£230,000

bramleys

This 2 bedroom, semi-detached true bungalow is situated towards the head of this popular location of Lepton. Having superb far reaching views to the front, the property would make an ideal purchase for those looking towards retirement.

With gas fired central heating, uPVC double glazing, a larger than average garage and gardens to both front and rear. Only by a personal inspection can one appreciate the size, condition and position of this outstanding true bungalow.

Energy Rating: C



GROUND FLOOR:

Enter the property through a uPVC double glazed, side entrance door.

Side Entrance Hall

With a central heating radiator and built-in storage cupboard.

Lounge

14'9" x 12'0" (4.50m x 3.66m)

Situated to the front of the property, with a central heating radiator, 2 wall light points, ceiling coving and uPVC double glazed window which provides far reaching views towards Woodsome Hall Golf Course.

Kitchen

9'0" x 7'8" (2.74m x 2.34m)

Having a range of matching modern wall and base units with laminated work surfaces and part tiled walls. There is concealed lighting to the wall units, 4 ring induction hob with built-in oven and grill, overhead extractor fan and light, plumbing for a washing machine, stainless steel sink unit with mixer taps and side drainer, central heating radiator and a uPVC double glazed window to the front which provides far reaching views.

Bedroom 1

12'0" x 8'8" including wardrobes (3.66m x 2.64m including wardrobes)

Having full width fitted wardrobes with sliding doors, central heating radiator and uPVC double glazed window.

Bedroom 2

9'0" x 8'8" (2.74m x 2.64m)

Peacefully situated to the rear of the property, having a uPVC double glazed window and central heating radiator.

Bathroom

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash hand basin and panelled bath with overhead Mira shower. There is a chrome circular central heating radiator/towel rail, a uPVC double glazed window. and full tiling to both the walls and floor.

OUTSIDE:

To the front of the property there is a shaped lawned garden with flowerbed borders. To the side there is a resin driveway which leads to the detached wider than average single garage. To the rear there are lawned gardens with flowerbed borders.

Garage

With up and over door, power/light points and private side access door.

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), passing through Aspley, Moldgreen and Dalton. Continue along this road to the traffic lights in Waterloo and bear right into Penistone Road, passing Morrisons on the left. Continue along for approximately 1 mile before turning left into Station Road which then becomes Highgate Lane. Shortly before entering the village of Lepton, take a right hand turning into Woodlands Road and at the T-junction turn right and the property will be found towards the end on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

B

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.

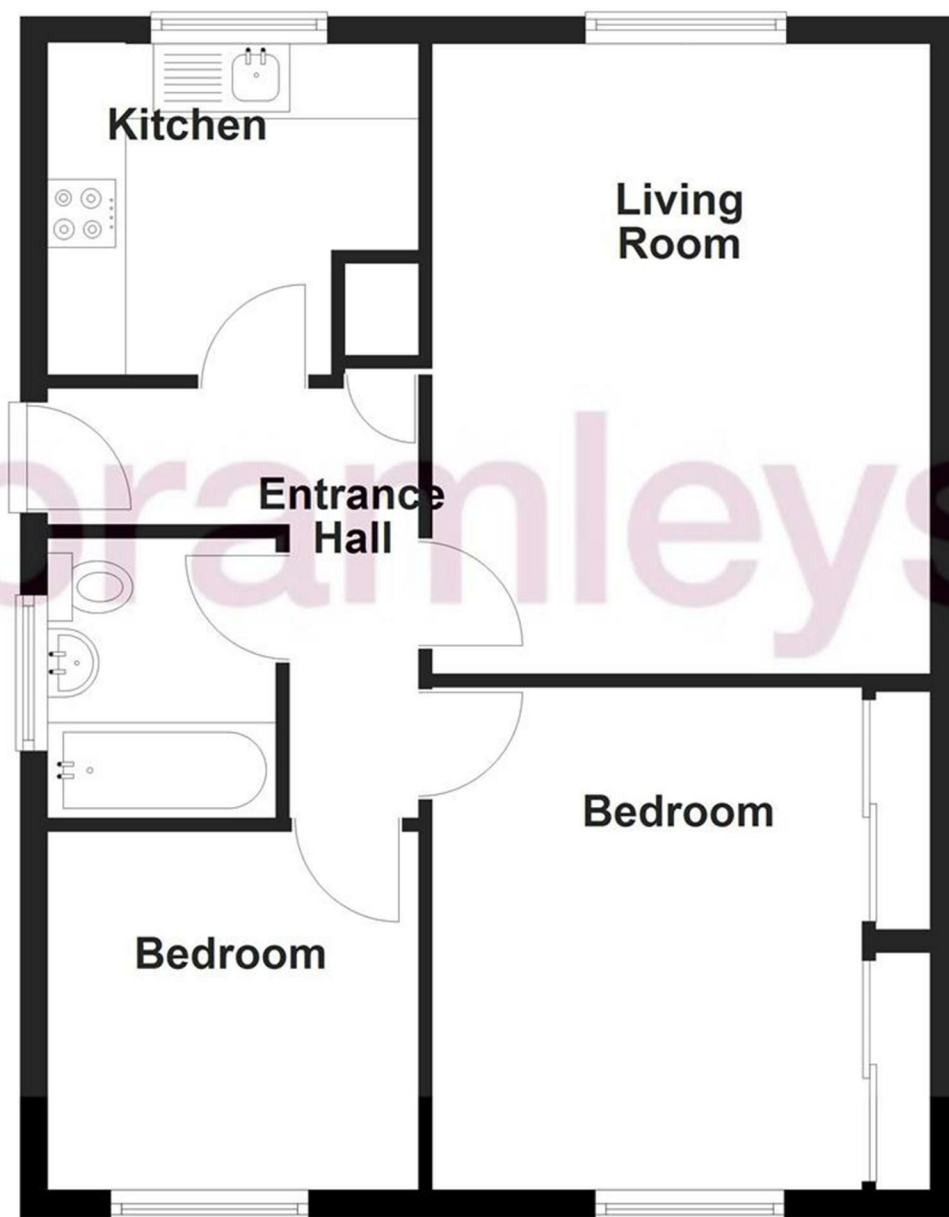
VIEWINGS:

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





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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

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



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