



Whitley View, 154 Wakefield Road, Lepton, Huddersfield, HD8 0LX
Asking Price £325,000

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NO UPPER CHAIN

This stone built, 3 bedroom semi-detached property has been extended from its original form by way of a ground floor extension to the rear which provides additional space for the kitchen and dining room.

Set in this semi-rural location with stunning, far reaching views to the front and rear, the property would make an ideal purchase for those with a young and growing family.

Whilst the property does require some modernisation and improvement works, this has been reflected within the asking price.

Providing superb potential for further extension (subject to local authority approval) to create a substantial family home.

The property currently provides uPVC double glazing, gas fired central heating, gardens to both front and rear, together with a detached single garage.

Energy Rating: E



GROUND FLOOR:

A timber entrance door with glazed panels to either side gives access to the entrance hall.

Entrance Hall

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

Lounge

12'0" x 12'0" (3.66m x 3.66m)

Situated to the front of the property, having a uPVC double glazed window which takes full advantage of the far reaching views. There are exposed stained floorboards, a central heating radiator and 2 wall light points.

Dining Room

11'6" x 12'0" (3.51m x 3.66m)

Peacefully situated to the rear of the property, having polished floor boards, a central heating radiator and an archway leads through to the open plan sitting room.

Sitting Room

9'9" x 9'4" (2.97m x 2.84m)

Situated to the rear of the property, having sliding double glazed patio doors which lead directly into the rear gardens. There is a central heating radiator and serving hatch to the kitchen.



Kitchen

17'0" x 8'5" max / 6'2" min (5.18m x 2.57m max / 1.88m min)

Fitted with a range of wall and base units with laminated work surfaces and part tiled walls. There is a 4 ring gas hob with overhead extractor fan and light, integral freezer, inset stainless steel sink with mixer taps and side drainer, and a uPVC double glazed window which enjoys an open aspect.

FIRST FLOOR:

Landing

With a uPVC double glazed window to the side elevation.

Bedroom 1

12'2" max x 12'0" inc wardrobes (3.71m max x 3.66m inc wardrobes)

Fitted with full width, sliding mirrored wardrobes. There is also a central heating radiator and uPVC window to the front which provides stunning far reaching views.

Bedroom 2

12'0" x 11'3" (3.66m x 3.43m)

Situated to the rear of the property, with an open rear aspect. There is a uPVC double glazed window, central heating radiator and built-in wardrobes.



Bedroom 3

8'4" x 6'2" inc bulk-head (2.54m x 1.88m inc bulk-head)

With a central heating radiator and uPVC double glazed window to the front which provides extensive views.

Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead shower and shower screen. There is also a central heating radiator and uPVC double glazed window.

OUTSIDE:

The property has a tarmac side driveway which provides parking for 4/5 vehicles, with adjacent gardens to either side, twin stone pillared entrance and detached single garage. To the rear there is a flagged patio garden with flowerbed borders.

Garage

18'1" x 14'3" (5.51m x 4.34m)

Being larger than a standard single garage. There is an up and over door, an independent side access door and provides useful additional storage space if required.

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 the traffic lights at Aspley, Moldgreen and Dalton. At the traffic lights in

Waterloo stay in the left hand lane and proceed into Wakefield Road, passing Marks and Spencers on the left hand side. Climb up the hill, continue straight ahead at the roundabout, follow the main road passing the garage on the left hand side. The property will be found after a short distance on the right hand side, clearly identified by the Bramleys for sale board.

TENURE:

Freehold - Please note, the title has not yet been registered electronically with Land Registry. However, we have seen sight of the deeds which confirm that the tenure is Freehold. Electronic registration of the title will take place on completion of a sale on the property.

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:

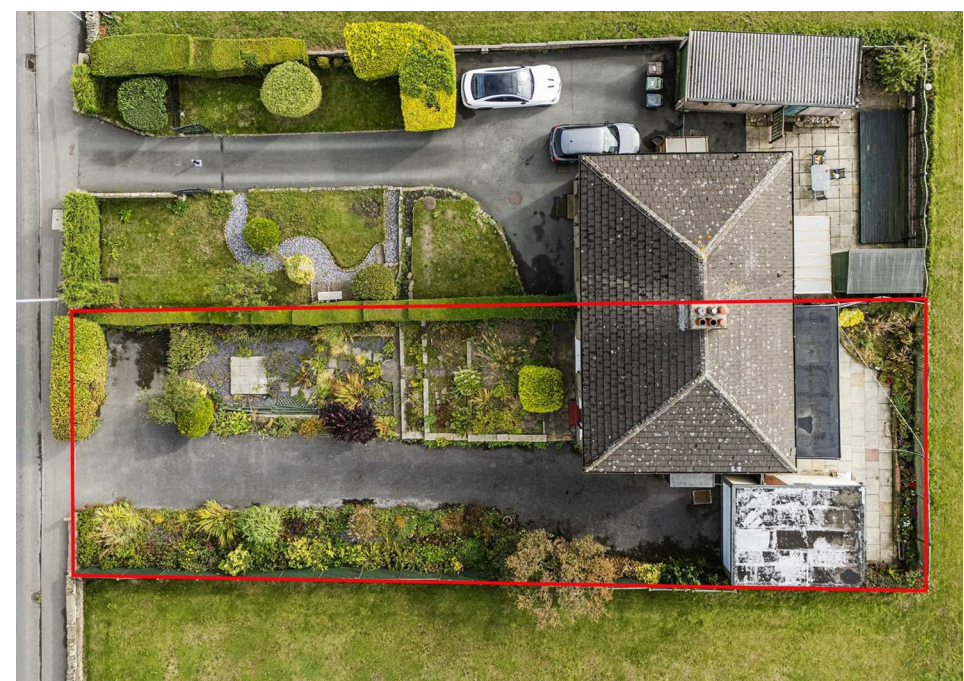
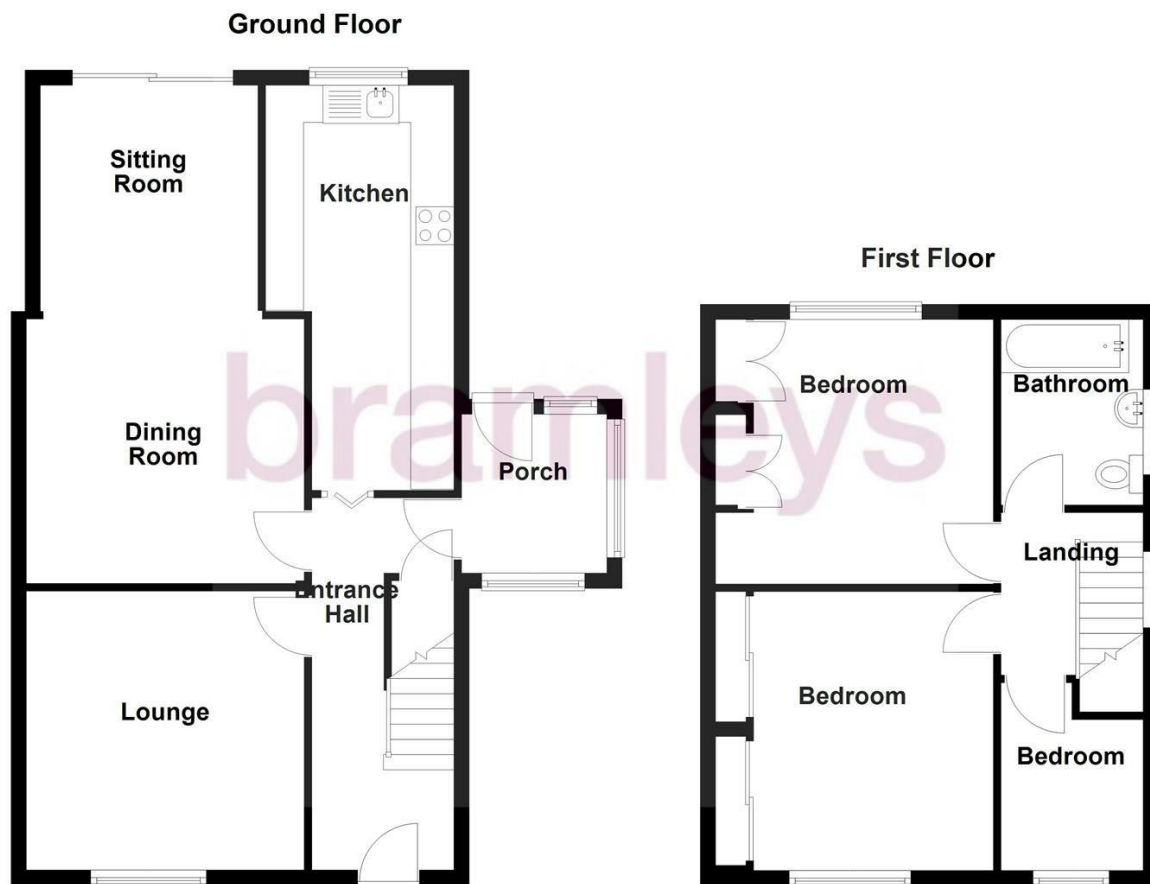
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing 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		
	50	72
England & Wales	EU Directive 2002/91/EC	

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