



25 Lydgate Drive, Lepton, Huddersfield, HD8 0EN

£295,000

bramleys

NO UPPER CHAIN

Situated on a generous corner plot, is this well proportioned 3 bedroom semi-detached bungalow. With accommodation arranged over 2 floors, the property provides flexible accommodation ideal for those downsizing, or alternatively the young and growing family. Externally the property has a driveway and garage which provide off road parking and garden areas to 3 sides, which take full advantage of the beautiful, far reaching views over the adjacent fields and countryside.

The property is currently fitted with a modern kitchen and shower room, however with some minor cosmetic improvements, the property could provide a wonderful home.

Conveniently positioned in the village of Lepton, with readily available access to nearby amenities in Lepton village centre, a short drive from Waterloo and also motorway access to the M1 motorway network via West Bretton.

An early internal viewing is strongly encouraged to appreciate the peaceful position, spacious accommodation and potential on offer.

Energy Rating: TBA





GROUND FLOOR:

Access to the property is via a side uPVC door into the conservatory.

Conservatory

8'10" x 8'11" (2.69m x 2.72m)

The conservatory is ideally positioned overlooking the rear garden with views beyond. This room is fitted with laminate flooring, uPVC double glazing and an internal stable style door which leads in to the kitchen.

Kitchen

13'0" x 8'1" (3.96m x 2.46m)

The kitchen has a range of wall and base units with working surfaces over and an inset sink unit. There is a gas hob, integrated oven and under counter space for a fridge and freezer, plumbing for a washing machine, part tiling to the walls, a central heating radiator and a uPVC double glazed window.



Inner Hallway

Having glazed oak doors leading to the living accommodation.

Lounge

17'4" x 10'9" (5.28m x 3.28m)

The lounge has a coal effect gas fire, central heating radiator, open staircase rising to the first floor and two uPVC double glazed windows.

Bedroom 1

11'2" x 10'8" (3.40m x 3.25m)

This double room has fitted double wardrobes with storage units above, a central heating radiator and a uPVC double glazed window.

Bedroom 2

8'2" x 6'7" (2.49m x 2.01m)

Situated to the rear and fitted with a central heating radiator and a uPVC double glazed window.



Shower Room

The shower room has a corner shower enclosure with fitted seat, hand wash basin and low flush WC. There is panelling to the walls and ceiling, laminate flooring, a chrome ladder style radiator and a uPVC double glazed window.

FIRST FLOOR:

Landing

Attic Bedroom

12'11" x 11'9" (3.94m x 3.58m)

Enjoying rural views across the garden and beyond via the uPVC double glazed window. Also having wall light points and a central heating radiator.

Study/Attic Room

9'5" x 8'9" (2.87m x 2.67m)

This useful room could be utilised as a study if required and has access to the eaves and a sky light window.

OUTSIDE:

To the front there is a well stocked landscaped garden and a resin driveway which provides ample off road parking and in turn leads to the single, detached garage. The rear garden provides a relaxing setting with substantial lawn, flagged patio and hedging on the perimeter. The property enjoys rural views from ground and first floor level.

Garage

A larger than average single garage, which has an electric up and over door, together with a personal door to the side which gives access to the garden.

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 and after a further 300 yards take the right hand turning into Lydgate Drive where the property can be found.

TENURE:

Freehold - please note, the property has not been electronically registered with Land Registry due to length of ownership, however we have seen the title documents which confirm the property's tenure.

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.

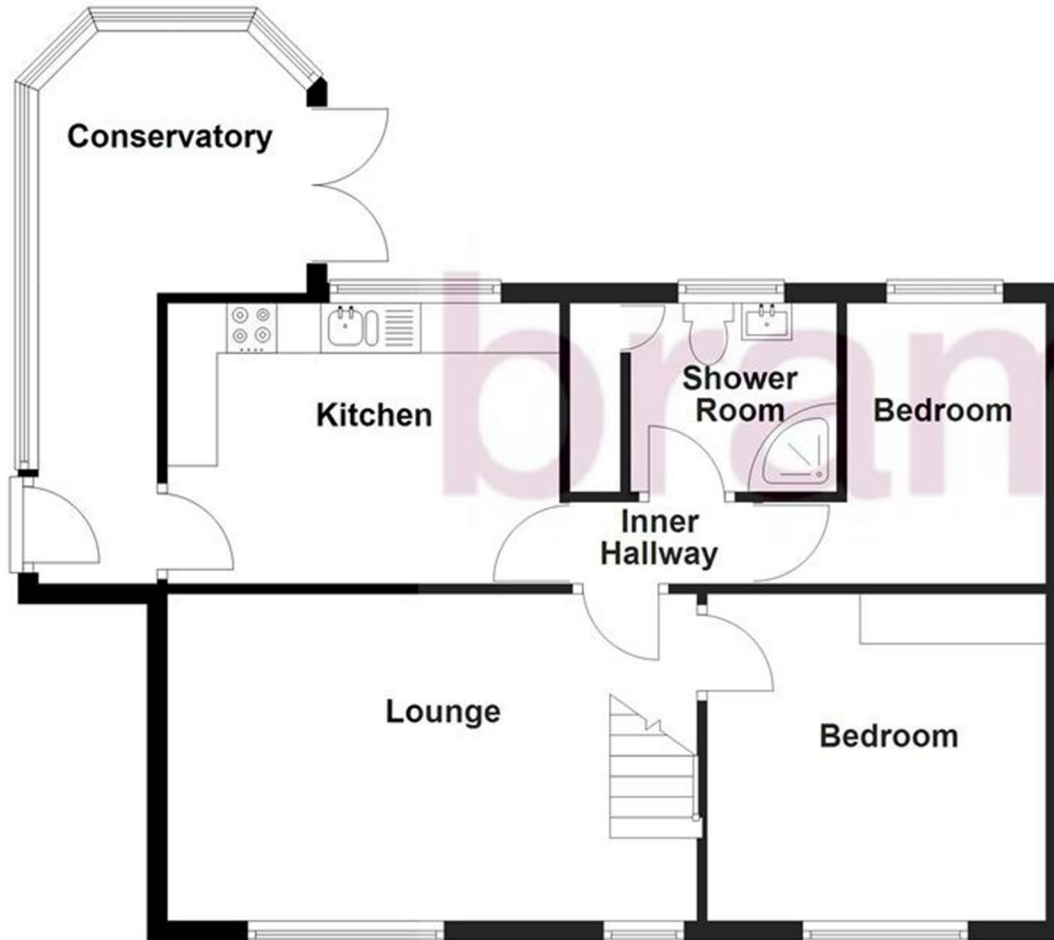
VIEWINGS:

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

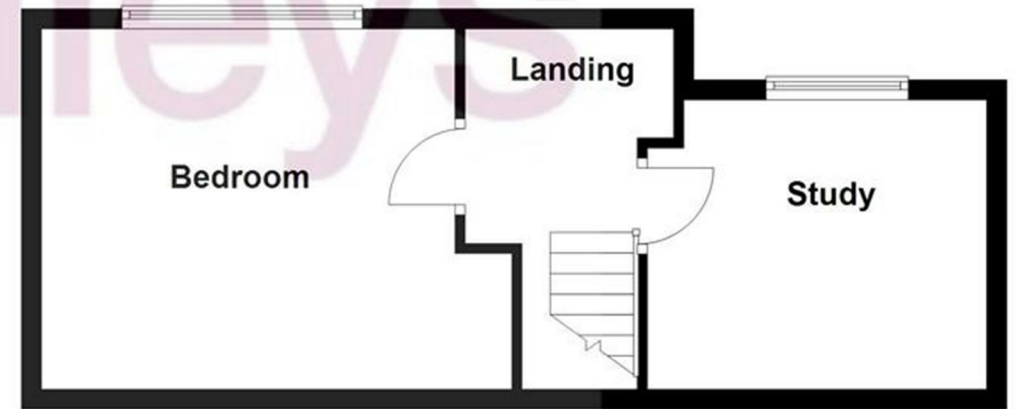




Ground Floor



First Floor



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	

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