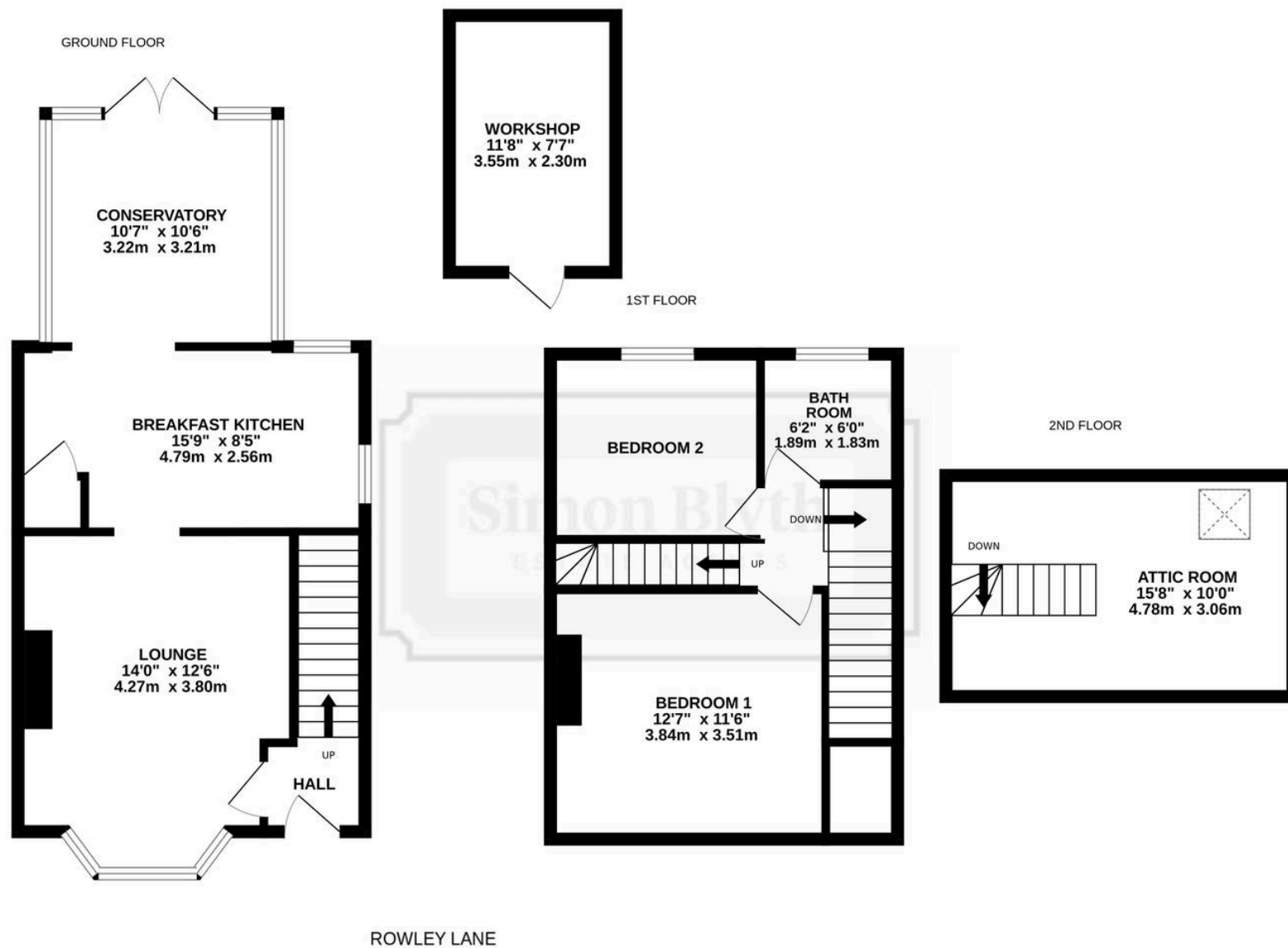




Rowley Lane, Lepton
Huddersfield, HD8 0EH

Offers in Region of **£230,000**



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193 Rowley Lane

Lepton, Huddersfield, HD8 0EH

OCCUPYING A PARTICULARLY IMPRESSIVE PLOT IS THIS WELL APPOINTED, SEMI-DETACHED, FAMILY HOME. SITUATED ON THE POPULAR ADDRESS OF ROWLEY LANE, LEPTON, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS. BOASTING BREAKFAST KITCHEN, USEFUL ATTIC ROOM, AND FABULOUS REAR GARDEN.

The property accommodation briefly comprises of entrance, lounge with bay window and log burning stove, breakfast kitchen room and conservatory to the ground floor. To the first floor there are two well proportioned bedrooms and the bathroom. A staircase leads to a useful attic room, which has lighting and power and a skylight window externally there is a shared driveway to the front which leads to a private driveway for the subject property. to the rear is a particularly generous garden with patios and lawns and a detached workshop/garage.

Tenure: Freehold

Council Tax band: B

EPC Rating: E







GROUND FLOOR

ENTRANCE

4' 0" x 3' 10" (1.22m x 1.17m)

Enter into the property through a double-glazed composite front door into the entrance. A staircase with wooden banister rises to the first floor and there is a ceiling light point, a radiator, and an oak door proceeding into the lounge.

LOUNGE

14' 0" x 12' 6" (4.27m x 3.81m)

The lounge is a generously proportioned, light and airy reception room which features a double-glazed bay window to the front elevation, decorative coving to the ceiling, a radiator, a central ceiling light point, bespoke display shelving to either side of the chimney breast, and the focal point of the room is the inset fireplace with freestanding, claw foot, cast-iron, multi-fuel-burning stove set upon a raised stone hearth. A double doorway proceeds into the breakfast kitchen.

BREAKFAST KITCHEN

15' 9" x 8' 5" (4.80m x 2.57m)

The breakfast kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl, ceramic sink and drainer unit with brushed chrome mixer tap. The kitchen is equipped with built-in appliances, including a four-ring gas hob with canopy-style cooker hood over, an electric double oven and a dishwasher. There is space and provisions for an automatic washing machine and space for an integrated tumble dryer. The kitchen benefits from dual-aspect, double-glazed windows, high-gloss brick effect tiling to splash areas, tiled flooring, inset spotlighting to the ceiling, a pantry cupboard, a radiator, and a double doorway which leads seamlessly into the garden room/conservatory.

GARDEN ROOM

10' 6" x 10' 7" (3.20m x 3.23m)

The garden room enjoys pleasant views across the property's well-proportioned gardens through banks of windows and double-glazed French doors. There is a glazed roof with skylight window with self-cleaning glass, two radiators, two wall light points and ample plug points.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. Oak doors provide access to two double bedrooms and the house bathroom, a staircase rises to the attic room, and there is decorative coving to the ceiling and a ceiling light point.

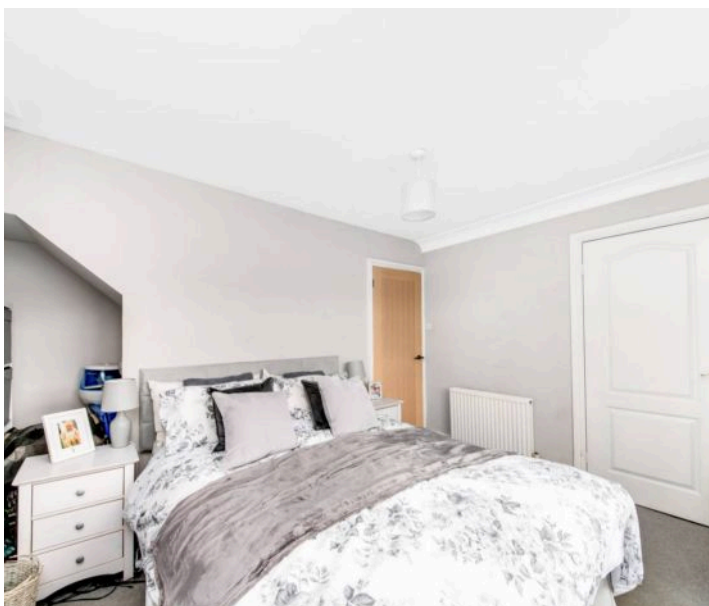
BEDROOM ONE

12' 7" x 11' 6" (3.84m x 3.51m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is decorative coving to the ceiling, a ceiling light point, a radiator, a decorative fireplace set upon a stone hearth, useful understairs storage, fitted bulkhead storage, and a bank of double-glazed windows to the front elevation.

BEDROOM TWO

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a double-glazed window to the rear elevation providing fabulous views across the property's gardens, decorative coving to the ceiling, a ceiling light point, and a radiator.



HOUSE BATHROOM

6' 0" x 6' 2" (1.83m x 1.88m)

The house bathroom features a modern, white, three-piece suite comprising a panel bath with thermostatic rainfall shower over and separate handheld attachment, a Burlington pedestal wash hand basin with towel rail, and a low-level WC. There is panelling to dado height on the walls, high-gloss brick effect tiling to splash areas, decorative coving to the ceiling, a ceiling light point, laminate-effect vinyl flooring, a column radiator with chrome towel rail, and a double-glazed window with obscure glass to the rear elevation.

ATTIC ROOM

10' 0" x 15' 8" (3.05m x 4.78m)

Taking the staircase from the first floor landing, you reach the landing room, which features a double-glazed skylight window with integrated blind to the rear elevation, exposed timber beams on display, a radiator, and banks of fitted cupboards under the eaves providing a great deal of storage. There is lighting and power in situ.

WORKSHOP / GARAGE

11' 8" x 7' 7" (3.56m x 2.31m)

The workshop / garage has lighting and power in situ, additional storage in the rafters, and a pedestrian door to the rear.





EXTERNAL

FRONT GARDEN

Externally to the front, the property features a shared driveway which leads into a gravelled hardstanding providing off-street parking. There is a raised front rockery with mature flowers and shrubs. The shared driveway then proceeds down the side of the property where there is an externally accessed garden store and provisions for an EV point.

REAR GARDEN

Externally to the rear, the shared driveway opens up to provide a private, concrete hardstanding for off-street parking and which leads to the detached garage. The rear garden is enclosed with a gate, as well as part-fence and part-wall boundaries. There is a Yorkshire stone flagged patio ideal for al fresco dining and barbecuing with flower and shrub beds, which then leads to a lawn area continuing to the bottom of the garden where there is an additional flagged patio. From here, a pedestrian access door leads into the workshop. To the bottom of the garden is a further lawn area with flower and shrub beds, raised planters, and mature trees and shrubs providing a great deal of privacy.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

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Simon Blyth 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:

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2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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