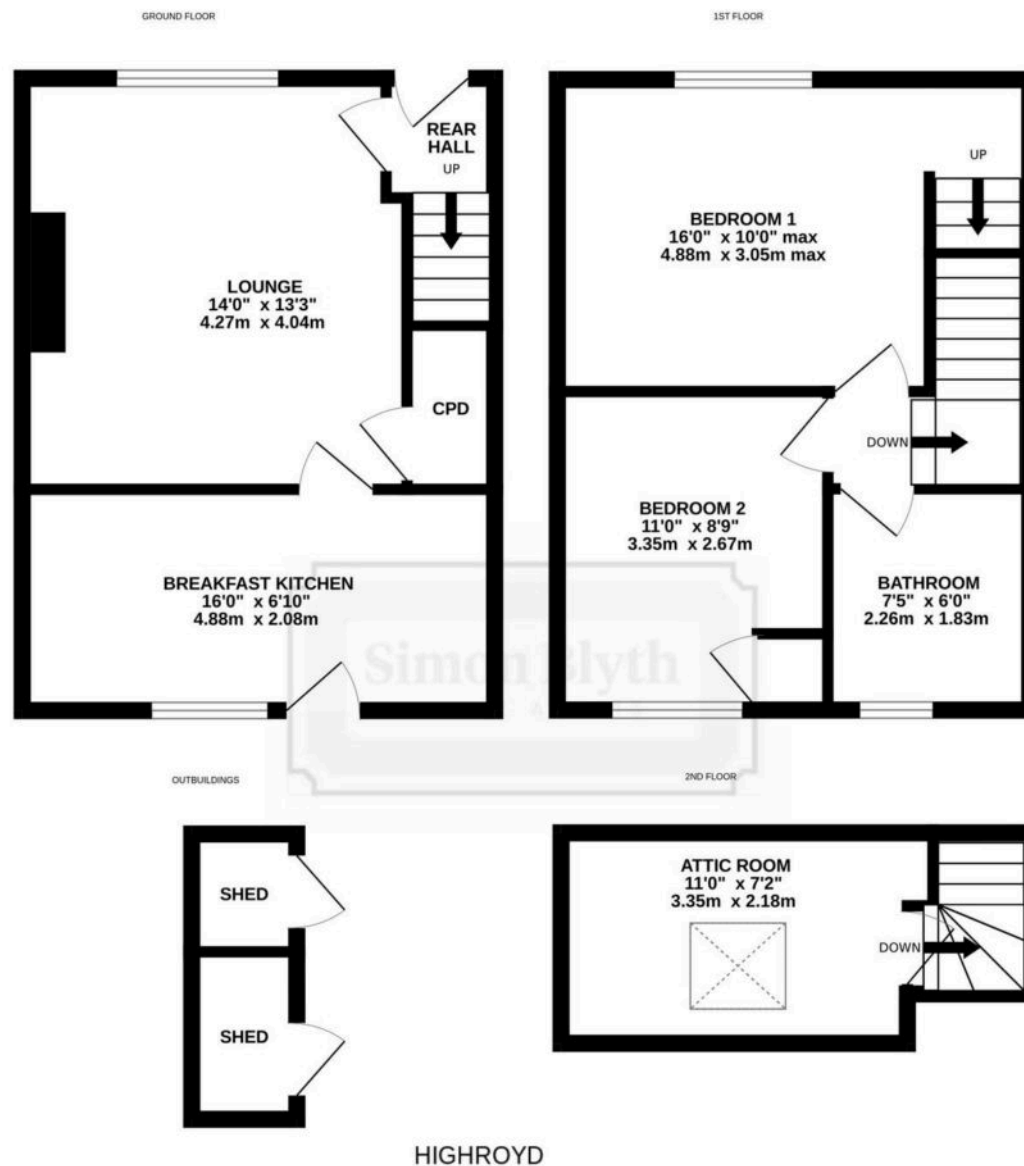




**Highroyd, Lepton**  
Huddersfield, HD8 0EB

Offers in Region of **£175,000**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 6 Highroyd

Lepton, Huddersfield, HD8 0EB

NESTLED IN A TUCKED AWAY POSITION, IN THE SOUGHT AFTER VILLAGE OF LEPTON IS THIS TWO BEDROOM, THROUGH TERRACE HOME. BOASTING PRIVATE AND LOW MAINTENANCE GARDENS TO THE FRONT AND REAR, USEFUL ATTIC ROOM WITH STAIRCASE FROM BEDROOM ONE AND WITH TWO BRICK SHEDS PROVIDING A GREAT DEAL OF STORAGE. THE PROPERTY IS A SHORT DISTANCE FROM AMENITIES, AND IS IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance, lounge and breakfast kitchen to the ground floor. To the first floor there are two double bedrooms and the house bathroom. A staircase from bedroom one leads to a useful attic room which has lighting, power and a skylight window. Externally there is a low maintenance garden to the front with artificial lawn and patio, to the rear is a further enclosed garden with two useful sheds providing storage.

Tenure Freehold.

Council Tax Band A.

EPC Rating C.









## GROUND FLOOR

### BREAKFAST KITCHEN

16' 0" x 6' 10" (4.88m x 2.08m)

Enter into the property through a double-glazed, PVC, stable-style door with obscure glazed inserts into the breakfast kitchen. There is an adjoining bank of windows to the rear elevation providing natural light, vinyl tiled flooring, a panelled ceiling with inset spotlighting, and a vertical column radiator. The kitchen features fitted wall and base units with complementary work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap. There are built-in appliances, including a five-ring gas hob with glass splashback and canopy-style cooker hood over, an electric oven, a fridge, an under-counter freezer unit, a slimline dishwasher and a washing machine. A multi-panel timber and glazed door proceeds into the lounge and there is a freestanding breakfast island.

### LOUNGE

14' 0" x 13' 3" (4.27m x 4.04m)

The lounge features oak flooring, decorative coving to the ceiling, a central ceiling light point, and a bank of double-glazed windows to the front elevation providing a great deal of natural light. There is a fitted blackout blind, a multi-panel timber and glazed door which provides access to the front vestibule, a door enclosing a useful understairs cloaks cupboard, a radiator, and the focal point of the room is the wall-mounted, inset, living flame, gas fireplace.

### FRONT VESTIBULE

The oak flooring continues through from the lounge into the front vestibule, which also features a double-glazed external door with obscure and stained glass inserts with leaded detailing to the front elevation, a fitted blackout blind, decorative coving to the ceiling, a radiator, a recessed light, and a carpeted staircase with wooden handrail proceeding to the first floor.







## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the front vestibule, you reach the first floor landing. There is decorative coving to the ceiling, a recessed light point, and timber doors providing access to two well-proportioned bedrooms and the house bathroom.

### BEDROOM ONE

16' 0" x 10' 0" (4.88m x 3.05m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation with fitted blackout blind, a central ceiling light point, decorative coving, a radiator, and high-quality laminate flooring. A staircase kite-winds to a useful and versatile attic room.

### ATTIC ROOM

11' 0" x 7' 2" (3.35m x 2.18m)

Taking the staircase from bedroom one, you reach a multi-panel timber door which encloses a useful and versatile attic room. There is recessed lighting to the ceiling, two wall light points, ample under-eaves storage, and a double-glazed skylight window to the rear elevation with integrated blind and providing a great deal of natural light.





## BEDROOM TWO

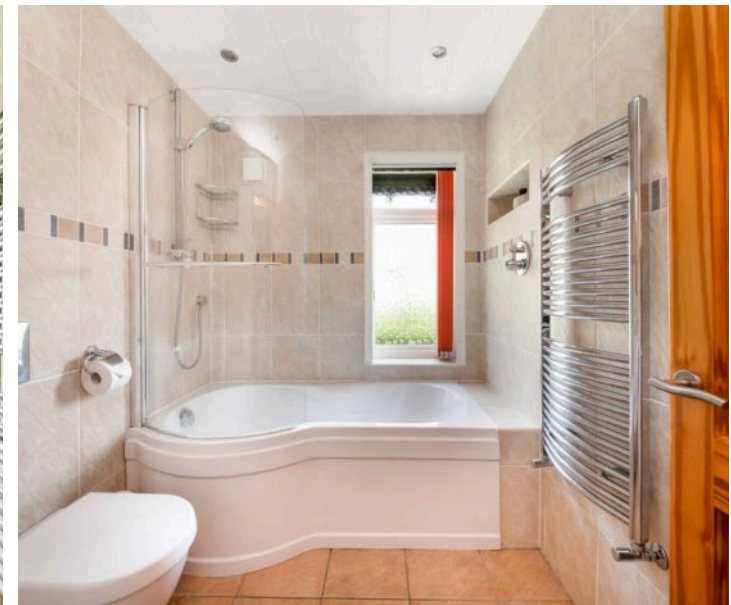
8' 9" x 11' 0" (2.67m x 3.35m)

Bedroom two can accommodate a double bed with ample space for freestanding furniture. There is a ceiling light point, decorative coving, a radiator, a cupboard which houses the recently installed, wall-mounted combination boiler and is used as an airing cupboard, and a bank of double-glazed windows to the rear elevation with a fitted blackout blind.

## HOUSE BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m)

The house bathroom features a modern, white, three-piece suite comprising a P-shaped panel bath with bath-end cap filler, thermostatic shower over and curved glazed shower guard, a Villeroy & Boch low-level WC with concealed cistern and push-button flush with matching Villeroy & Boch wash hand basin with chrome mixer tap. There is tiled flooring with electric underfloor heating, attractive tiling to the walls, a panelled ceiling with inset spotlighting, a chrome ladder-style radiator, and a double-glazed window with obscure glass and blackout blind to the rear elevation.







## EXTERNAL

### FRONT GARDEN

Externally to the front, the property benefits from a low maintenance, private and enclosed garden, which features a gravelled seating area ideal for al fresco dining and barbecuing and which enjoys the sun throughout the afternoon and evening. There is a further hardstanding with space for a hot tub, and an artificial lawn. The gardens enjoy mature and privacy-bearing hedge and tree boundaries, and there is a flagged pathway which leads to a pedestrian gate onto the front lane. There is a door canopy by the front door with security light, as well as external double plug points.

### REAR GARDEN

Externally to the rear, the property benefits from a low maintenance and private back garden. There is a pedestrian right of access through for neighbouring properties and, as such, the garden is portioned into two areas. There is a slate gravelled area with well-stocked flower and shrub beds, and an enclosed concrete yard area with ample space for pots and plants. There is an external light and useful outbuildings. The rear garden enjoys the sun throughout the morning and early afternoon sun.











## **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:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
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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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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## **OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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