



Applegate
Properties



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- Semi-detached bungalow
- Two bedrooms
- Extensively refurbished
- Secure electric gates and garage

Highgate Lane, Lepton, Huddersfield, HD8 0HA

OIEO £240,000

A high specification, fully modernised and spacious two bed semi-detached bungalow with garden, electric gated driveway and garage in sought after central village location.

PROPERTY DESCRIPTION

Occupying a regarded and convenient location close to the varied shops and amenities of Lepton village is this superbly presented semi-detached bungalow. Having been extensively refurbished and modernised in recent years, this stunning property now offers 'ready to move into' accommodation which may be of interest to a variety of buyers including the young family or those looking to down size to a stylish yet manageable living space on one level.

In brief, the accommodation comprises: Hallway with storage and access to loft, spacious Lounge/Diner with contemporary living flame gas fire and double doors to Conservatory with sliding doors to garden, Kitchen fitted with a range of modern units, Two double bedrooms and Bathroom furnished with a stylish three piece white suite with over-bath shower and slate effect tiled surround.

Externally, the property is approached via a secure, electrically operated sliding gate with matching fenced boundaries and generous parking apron with side access to a detached garage and further enclosed rear garden designed for ease of maintenance having paved patio and artificial lawn. No Vendor Chain.

EPC:D
Council Tax: B
Tenure: Freehold

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.







Approx Gross Internal Area
59 sq m / 632 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

Measurements

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Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED