



Applegate
Properties



- Semi detached bungalow
- One double bedroom
- Gardens
- Village location

Greaves Croft, Lepton, Huddersfield, HD8 0DN

Offers in the region of £115,000

A well presented one bedroom end terraced bungalow with parking set in pleasant cul-de-sac close to village amenities.



PROPERTY DESCRIPTION

Occupying a pleasant tucked away position is this well presented one bedroom end terraced bungalow with gardens ideally placed close to the popular and varied shops and amenities of Lepton village. Being of particular interest to those looking towards retirement or an affordable down-size, the property has been well maintained and improved and includes gas central heating and double glazing.

In brief the accommodation comprises: Entrance Porch with sliding front entrance door and inner door to entrance lobby leading to good sized Living Room, Kitchen fitted with a range of units and integrated oven and hob, Rear Hall with cloaks storage, double bedroom with fitted wardrobes and Bathroom furnished with a three piece white suite including over bath shower. Externally, the property is approached on foot via a lawned quadrangle leading to the front of the property affording outside seating. Access to the side leads to a further rear garden including lawn with gated access and external garden store.

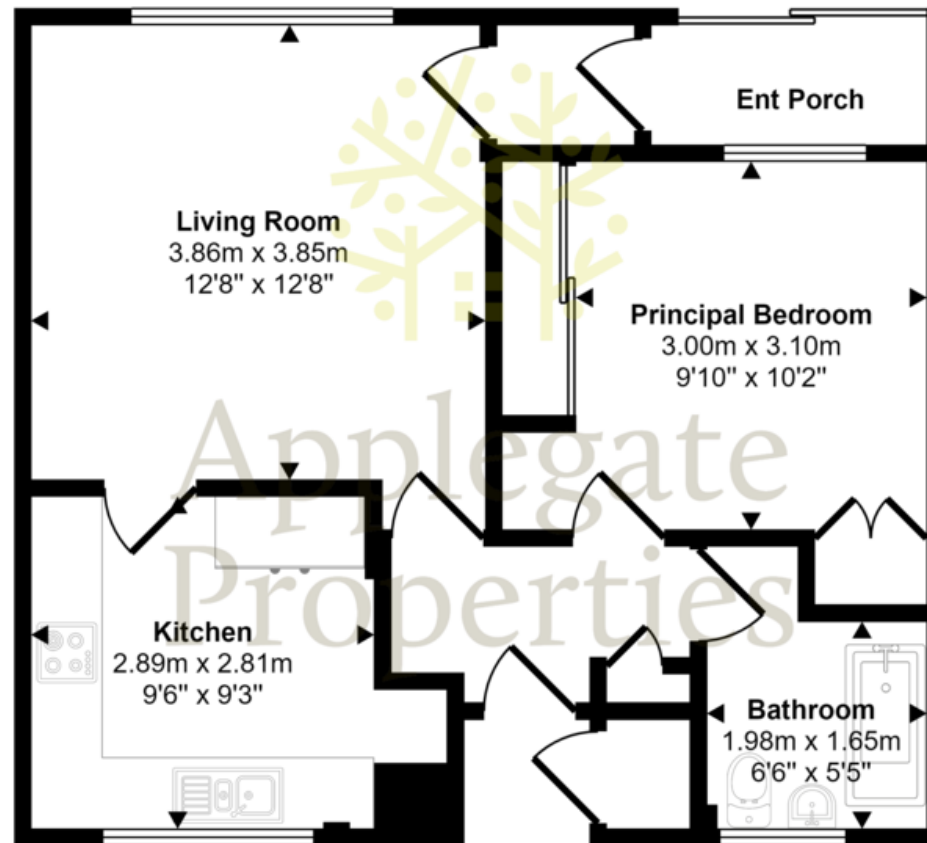
Agents note: it is believed that neighbouring properties have right of access over the rear of the property. Contact the office for further details.

EPC: D
Council Tax Band: A
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
50 sq m / 536 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		85 B
69-80	C		
55-68	D	65 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