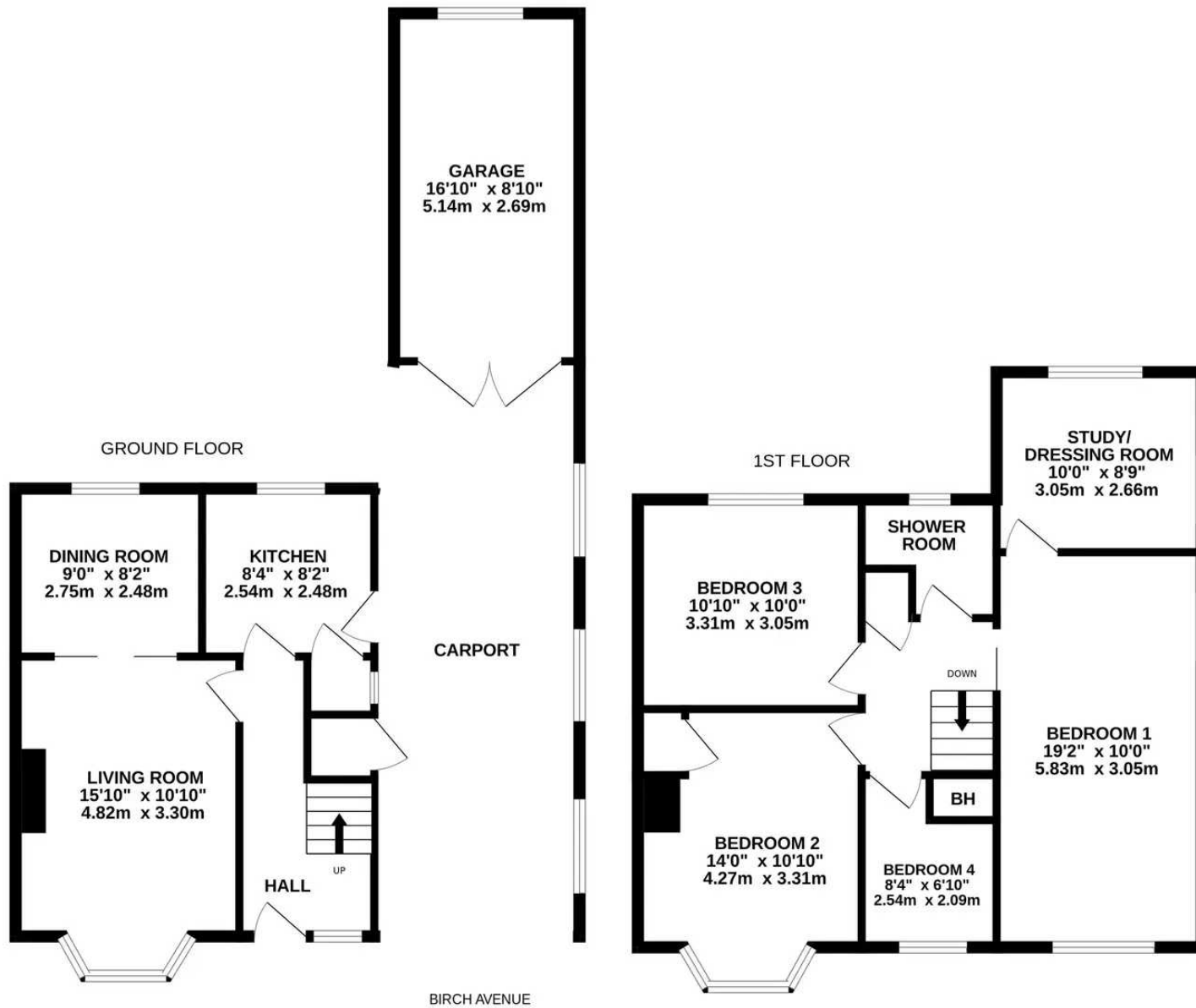




14 Birch Avenue, Lepton
Huddersfield, HD8 0HP

Offers in Region of **£300,000**



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14 Birch Avenue

Lepton, Huddersfield, HD8 0HP

A FANTASTIC OPPORTUNITY TO ACQUIRE A FOUR-BEDROOM, SEMI-DETACHED HOME OCCUPYING AN ENVIABLE POSITION WITH OPEN-ASPECT VIEWS ACROSS THE VALLEY TO THE FRONT AND PLEASANT WOODLAND OUTLOOK TO THE REAR. THE PROPERTY IS SITUATED IN A CUL-DE-SAC SETTING IN THE SOUGHT-AFTER VILLAGE OF LEPTON, IN CATCHMENT FOR WELL-REGARDED SCHOOLING, CLOSE TO THE VILLAGE HIGH STREET, AND IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS. **THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND IS RIPE FOR REFURBISHMENT.**

The property accommodation briefly comprises of entrance hall, lounge with bay window to the front, dining room and kitchen with pantry to the ground floor. To the first floor, there are four bedrooms and the house shower room, with the principal bedroom providing access to a home office/nursery. Externally, there is a lawn garden to the front with tarmac driveway providing off-street parking for multiple vehicles in tandem, which leads to the car port and provides access to the workshop/garage. There is an externally accessed coal store, and a fabulous enclosed rear garden with lawn, two patio areas, an ornamental pond, and hardstanding for a garden shed/summerhouse.

EPC Rating TBC.

Council Tax C.

Tenure Freehold.



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscure glazed inserts into the entrance hall. There is an adjoining double-glazed window to the front elevation with obscure glass, a ceiling light point, a radiator, and a staircase with wooden banister rising to the first floor. Doors provide access to the kitchen and the lounge.

LOUNGE

15' 10" x 10' 10" (4.83m x 3.30m)

The lounge is a generously proportioned, light and airy reception room which features a double-glazed bay window to the front elevation, providing a pleasant open-aspect view towards Castle Hill. The lounge also features a central ceiling light point, four wall light points, a radiator, and the focal point of the room is the wall-mounted, inset, living flame effect gas fireplace with stone surround and hearth. There are sliding multi-panel timber and glazed doors which provide access and borrowed light to and from the formal dining room.

FORMAL DINING ROOM

9' 0" x 8' 2" (2.74m x 2.49m)

The dining room is a light and airy reception room which features a bank of double-glazed windows to the rear elevation, providing pleasant views across the property's gardens and of the woodland backdrop. There is a central ceiling light point, a radiator, and a serving hatch into the kitchen.





KITCHEN

8' 4" x 8' 2" (2.54m x 2.49m)

The kitchen features a range of fitted wall and base units with rolled edge work surfaces over, which incorporate a one-and-a-half-bowl, stainless-steel sink and drainer unit with chrome tap. There is tiling to the splash areas, an electric cooker point, and space and provisions for an automatic washing machine. The kitchen features a tall larder cabinet, under-unit lighting, an extractor fan, an external timber and glazed door to the side elevation which leads to the car port, and a door which encloses the understairs pantry. There is a bank of double-glazed windows to the rear elevation, a radiator, a ceiling light point, and tile-effect vinyl flooring.

UNDERSTAIRS PANTRY

The understairs pantry features fitted shelving, a window with obscure glass to the side elevation, and plug points.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first-floor landing. There is a ceiling light point, a loft hatch with drop-down ladder providing access to a useful attic space, a cupboard housing the property's combination boiler, and doors providing access to four bedrooms and the house shower room.



BEDROOM ONE

19' 2" x 10' 0" (5.84m x 3.05m)

Bedroom one is a fabulously proportioned, dual aspect, double bedroom accessed via a multi-panel timber and obscure-glazed sliding door and offering ample space for freestanding furniture. The room takes advantage of superb open-aspect views across the valley and towards Castle Hill. There are two ceiling light points, two wall light points, a radiator, and a door providing access to the home office/nursery.

STUDY / DRESSING ROOM

10' 0" x 8' 9" (3.05m x 2.67m)

The study/dressing room/nursery is a versatile space, currently set up as a home office, but could be utilised as a nursery, dressing room or even an en-suite (subject to necessary works). There is a bank of double-glazed windows to the rear elevation, showcasing the pleasant woodland backdrop, and the room features a ceiling light point and radiator.

BEDROOM TWO

19' 2" x 10' 0" (5.84m x 3.05m)

Bedroom one is a generously proportioned, light and airy double bedroom with a double-glazed bay window to the front elevation, offering fantastic open-aspect views across the valley. There is a ceiling light point, a radiator, and the room benefits from fitted storage with shelving and cupboard above.





BEDROOM THREE

10' 10" x 10' 0" (3.30m x 3.05m)

Bedroom three is another light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, a ceiling light point, a radiator, and fitted furniture including built-in wardrobes, overhead cabinets, and a drawer unit with shelving.

BEDROOM FOUR

8' 4" x 6' 10" (2.54m x 2.08m)

Bedroom four can accommodate a single bed with ample space for freestanding furniture. There is a ceiling light point, a radiator, recessed storage over the bulkhead for the stairs, and a bank of double-glazed windows to the front elevation, which take full advantage of the property's elevated position and offer superb open-aspect views.

SHOWER ROOM

The house shower room features a three-piece suite comprising of a low-level w.c., a pedestal wash hand basin, and a fixed frame shower cubicle with Mira Advance shower. There are tiled walls, a ceiling light point, a shaver point, and a bank of double-glazed windows with obscure glass to the rear elevation.





WORKSHOP / GARAGE

16' 10" x 8' 10" (5.13m x 2.69m)

The workshop / garage features twin timber doors to the front elevation, lighting and power in situ, a skylight window, and a bank of windows to the rear elevation.

EXTERNAL

Front Garden

The property is situated in a prime position with fantastic open-aspect views to the front and pleasant woodland backdrops to the rear. The front garden is laid predominantly to lawn with well-stocked flower and shrub beds, and a pathway with steps leads to the front door. There is a tarmac driveway providing off-street parking for multiple vehicles in tandem and which leads to the sheltered car port, from which you access the side entrance door and can find a gate enclosing the rear garden. There are also twin timber doors leading to the workshop/garage. The car port features a PVC panelled ceiling, security lighting, a wall light point, a bank of three windows to the side elevation. There is an external door providing access to the coal house. This externally accessed storage area is situated under the stairs and features a wall light point.

Driveway

2 Parking Spaces





Rear Garden

Externally to the rear, the property features a low maintenance, enclosed garden with flagged patio area, providing an ideal space for al fresco dining and barbecuing. There is a lawn with well-stocked flower and shrub beds, which then proceeds to a raised ornamental pond with pleasant rockery and mature shrubbery. A pathway proceeds to the top of the garden where there is a hardstanding with space for a garden shed, and an additional flagged patio area with well-stocked flower and shrub beds. There are part-fenced and part-hedged boundaries, and the garden enjoy a pleasant woodland backdrop to the rear. There are external lights, an external security light, an external tap, and an external plug point.



VIEWING

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

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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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.

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