

# bramleys



Castleview  
13 Rowley Drive  
Lepton  
Huddersfield  
HD8 0AH

£149,950

*Professionalism with Independence*



14 St Georges Square, Huddersfield, HD1 1JF  
t: 01484 530361

Offered for sale with no upward chain is this 2 bedroom semi detached true bungalow. Being situated in the sought after area of Lepton where there are an array of local amenities and good public transport links, it would make an ideal purchase for those looking to downsize from a larger style property and requiring accommodation set over 1 floor level. Enjoying views towards Castle Hill, it has a gas fired central heating system, together with uPVC double glazing, however does require some cosmetic upgrading. Externally there are garden areas to both front and rear, together with a tarmac driveway and detached garage providing ample off road parking. An early internal inspection is highly recommended to appreciate the accommodation which comprises:- entrance vestibule, entrance hall, kitchen, lounge, bathroom and 2 bedrooms.  
Energy Rating: E

The accommodation briefly comprises:-

#### GROUND FLOOR:

Enter the property through a uPVC external door into:-

#### Entrance Vestibule

A timber and glazed access door leads into:-

#### Entrance Hall

Having a central heating radiator and loft access point.

#### Kitchen

3.45m x 2.62m (11'4" x 8'7")

Being fitted with a matching range of wall and base units with working surface over, inset stainless steel sink with side drainer and mixer tap, gas cooker point, space for a fridge freezer, uPVC double glazed bay window, part tiled walls, central heating radiator and ceiling coving.



#### Lounge

4.62m x 3.61m (15'2" x 11'10")

This well proportioned reception room has a central heating radiator, uPVC double glazed window, ceiling coving and a gas fire with back boiler.



#### Bathroom

Comprising a 3 piece coloured suite incorporating low flush WC, pedestal wash hand basin and panelled bath with mixer tap and shower hose attachment. There are ceiling coving, part tiled walls, uPVC double glazed window and central heating radiator.



### Bedroom 1

3.91m x 3.66m (12'10" x 12'0")

This well proportioned room is situated to the rear of the property, having a central heating radiator, ceiling coving and a uPVC double glazed window.



### Bedroom 2

2.67m x 2.64m (8'9" x 8'8")

Located to the rear, having a central heating radiator, ceiling coving and a uPVC double glazed window.



### OUTSIDE:

To the front of the property there is a well stocked garden area which has an array of mature shrubs with gravelled sections. A tarmacadam driveway leads down the side of the property to a detached garage at the rear which has an attached greenhouse, flagged patio area and raised flowerbeds.



### COUNCIL TAX BAND:

B

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### VIEWING:

Contact the agents.

### MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### RELATED SALE DISCOUNT:

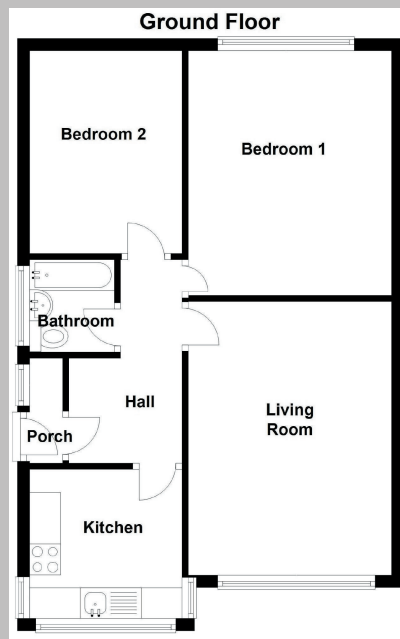
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

### ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629), proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the traffic lights in Waterloo take the right hand lane into Penistone Road, passing Morrisons supermarket on the left hand side. Continue along this road and take a left hand turning into Station Road, proceed up the hill, taking a right hand turning into Common End Lane, follow the road and as the road drops down, turn left into Woodlands Road and then turn right into Rowley Drive where the property can be found on the left hand side.



## Energy Performance Certificate



13, Rowley Drive, Fenay Bridge, HUDDERSFIELD, HD8 0AH

**Dwelling type:** Semi-detached bungalow    **Reference number:** 2198-9011-7271-5443-1904  
**Date of assessment:** 21 September 2017    **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 21 September 2017    **Total floor area:** 58 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

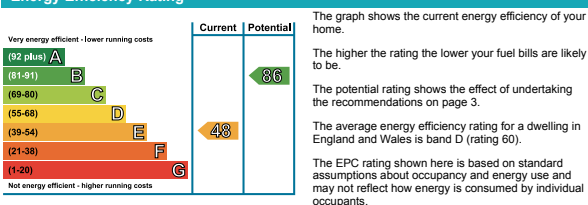
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,216</b>
<b>Over 3 years you could save</b>	<b>£ 1,581</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 123 over 3 years	
Heating	£ 2,268 over 3 years	£ 1,314 over 3 years	
Hot Water	£ 714 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 3,216</b>	<b>£ 1,635</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 435	✔
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 201	✔
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 45	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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