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Meadow View  
Town End Lane, Lepton, Huddersfield





## Meadow View

### Town End Lane, Lepton, Huddersfield

Offers In Region Of £375,000

Arguably the perfect true bungalow having a flat large plot tucked well away from any main roads, private and secure backing onto open green fields yet close to local amenities and bus stop.

The low maintenance gardens are delightful and the south facing rear garden captures the sunlight from sunrise until sunset and offers stunning views. A large front and side garden offers scope, subject to planning to erect a double garage if preferred or even to extend the property.

### ENTRANCE HALLWAY

The front exterior door which has a glazed panel and complimentary side panels opens into this most welcoming entrance hallway. There is a central heating radiator, two ceiling light points, access to the loft space and a large cupboard housing the central heating boiler and is ideal for storage. The hallway gives access to all the accommodation.

### LIVING ROOM

A good size living room having a bright and airy atmosphere. There are two central heating radiators, a ceiling light point, three picture wall lights, a large double glazed window overlooking the rear garden and an electric fire set within an attractive surround.

### KITCHEN DINING ROOM

The kitchen is fitted with a range of base, wall and drawer units comprising a stainless steel sink unit and mixer tap, tiled splash backs, a four ring hob, wall mounted double oven, an integrated fridge freezer and a dishwasher. There is a window and door which opens into the sun room. A breakfast bar separates the kitchen from the dining area. The dining area again has a large window overlooking the rear garden and providing ample natural light. There are wall light points, a central heating radiator and ample space for a dining table and other furniture. This room provides a fantastic space for family living and entertaining.



### SUN ROOM

The sun room provides a lovely space for relaxation taking in the views of the rear garden and fields beyond. There are wall light points, a central heating radiator and a built-in unit which houses a washing machine and tumble dryer. A door gives access into the garden.

### MASTER BEDROOM

The master bedroom was previously two bedrooms but has been knocked into one to create this wonderful space. Having two windows to the front aspect, two central heating radiators and two ceiling light points. This bedroom also benefits from two sets of large wardrobes with triple sliding doors and mirror frontage. A door opens into the bathroom.



## BATHROOM

This well appointed and modern bathroom is fitted with a four piece white suite comprising a panelled bath with mixer tap, a push flush WC, a walk-in shower with a rainfall shower, separate attachment and splash wall and a vanity wash hand basin with mixer tap and useful cupboard below. There is a frosted window, a ladder style heated towel rail, inset lights to the ceiling and a door which opens into the hallway.

## BEDROOM TWO

A good sized double bedroom having a central heating radiator, window to the side aspect and fitted furnishings to include drawers and cupboards.

## OFFICE / BEDROOM THREE

Currently used as an office space but could also be used as a playroom, home gym, hobby room or guest bedroom. Having a ceiling light, window, central heating radiator, fitted storage cupboards and an exposed stone wall. This room was previously the garage.

## EXTERIOR

The bungalow is set within delightful flat gardens. To the frontage is a good size tarmacadam driveway providing ample off road parking, also having raised flower beds, lawn with hedged and walled boundaries. The lawn and hedges continue round to the side and rear of the property. The rear garden along with the lawn has a paved patio ideal for relaxation or alfresco dining taking advantage of the open aspect field views and a lovely water feature with a planted flower bed. There is a large shed ideal for storing garden equipment and six external lights, two of which are security lights.





**APPROX. GROSS INTERNAL FLOOR AREA 1418 SQ FT 131.7 SQ METRES**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)





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