



cornerstone
ESTATE AGENTS

Rowley Lane
Lepton, Huddersfield



Lepton, Huddersfield

Offers In Region Of £170,000

HAVING UNDERGONE A COMPREHENSIVE RENOVATION AND NOW READY FOR IMMEDIATE OCCUPANCY, THIS PROPERTY SHOWCASES IMPECCABLE PRESENTATION, HAVING BEEN TAKEN BACK TO ITS BRICK FOUNDATION AND METICULOUSLY FINISHED TO THE HIGHEST STANDARDS. THE RESULT IS A SEAMLESS BLEND OF MODERN LUXURY WITHIN A VINTAGE FRAMEWORK. NO EXPENSE HAS BEEN SPARED IN SELECTING TOP-NOTCH FITTINGS, OFFERING AN IDEAL OPPORTUNITY FOR A FIRST-TIME BUYER. THE REASSURANCE OF A NEW BOILER AND WIRING ADDS PEACE OF MIND, WHILE THE NEUTRAL AND CONTEMPORARY FINISH CONTRIBUTES TO A DISTINCTIVE AESTHETIC.

Having undergone a comprehensive renovation and now ready for immediate occupancy, this property showcases impeccable presentation, having been taken back to its brick foundation and meticulously finished to the highest standards. The result is a seamless blend of modern luxury within a vintage framework. No expense has been spared in selecting top-notch fittings, offering an ideal opportunity for a first-time buyer. The reassurance of a new boiler and wiring adds peace of mind, while the neutral and contemporary finish contributes to a distinctive aesthetic.

Facing the front, a bright and spacious living room exudes quality, preserving and enhancing numerous traditional features like picture rails and a newly exposed fireplace with a wood-burning stove. Modern amenities, such as USB-compatible plugs, seamlessly integrate into the space.



Moving to the rear, a fully revamped dining kitchen boasts a stunning shaker-style design with complementary work surfaces. Integral appliances, including a dishwasher, fridge-freezer, AEG hob, and AEG oven, elevate the kitchen's functionality. The porcelain tiled flooring adds a touch of luxury to set it apart.

The first bedroom is a stunning double room with views overlooking Emley Moor, adorned with elegant panelling and integrated bedside lights. The second bedroom, located at the rear, is generously sized as a single room. Completing the accommodation is the spectacular shower room, featuring a spacious walk-in shower, low flush W.C., washbasin with integral storage, and underfloor heating.

The front garden, enclosed by a wall, requires minimal maintenance and features a pathway leading to the entrance door. In the rear, a brick-built outhouse provides excellent storage, while the paved garden creates an ideal space for enjoying the summer months. Note that pedestrian access across the rear is intended for neighbouring properties.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: A

EPC: C

What3Words: screaming.soldiers.trouser

Parking: On Street

UTILITIES

Gas: Mains

Electric: Mains

Water: Mains

Drainage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G Available

AGENT NOTES

- 1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY



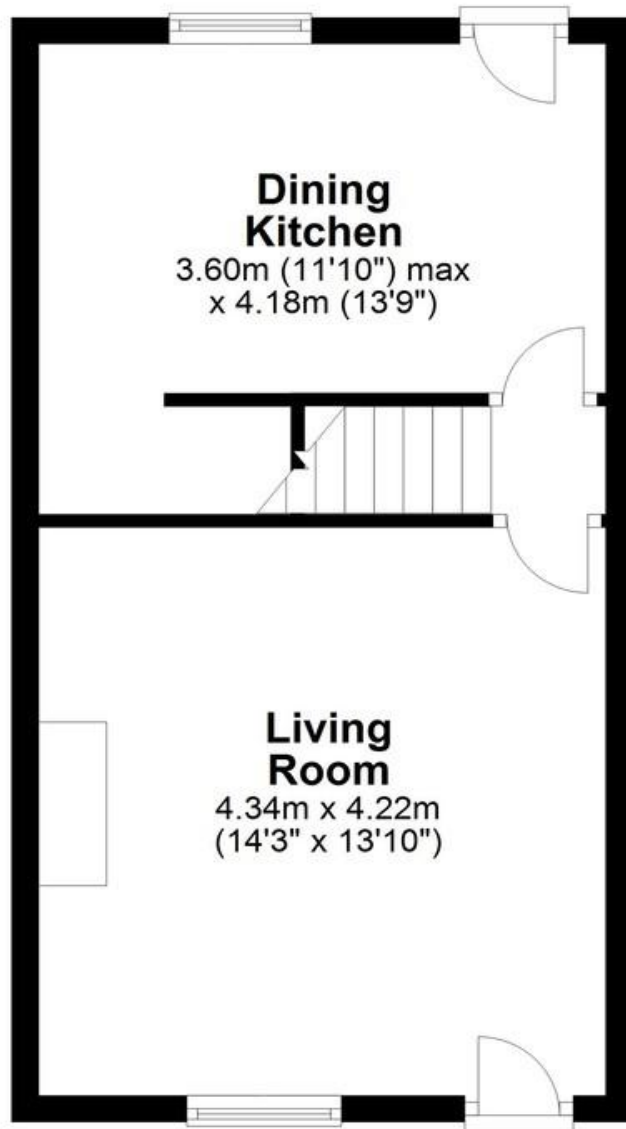




Score	Energy rating	Current	Potent
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

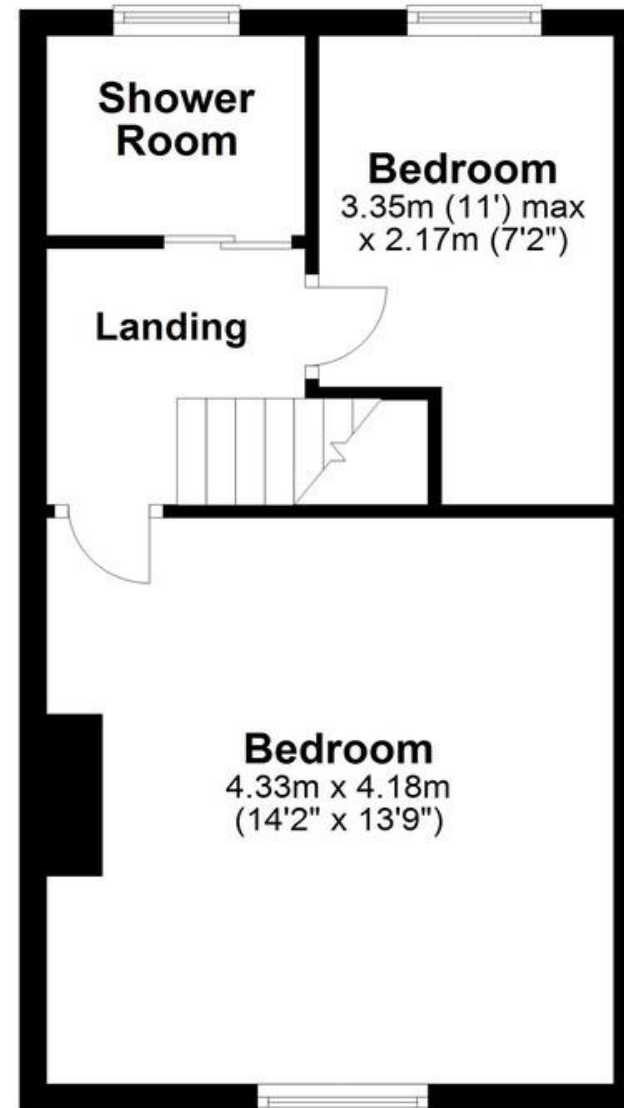
Ground Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.1 sq. feet)



Total area: approx. 67.1 sq. metres (722.5 sq. feet)