



cornerstone  
ESTATE AGENTS

Highgate Terrace  
Lepton, Huddersfield



## Highgate Terrace Lepton, Huddersfield

Offers In Region Of £195,000

OUR 3 BEDROOM MID-TERRACE PROPERTY SITS IN A POPULAR RESIDENTIAL SETTING ONLY 11 MINUTES WALK FROM ROWLEY LANE JUNIOR AND INFANT SCHOOL. WITH A GENEROUS RECEPTION ROOM AND LARGE DINING KITCHEN, THE PROPERTY IS PRESENTED TO A NICE STANDARD THROUGHOUT. THE PROPERTY HAS TWO GENEROUS DOUBLE AND ONE SINGLE BEDROOM, SUITABLE FOR USE AS A HOME OFFICE.

WITH ONLY APPROXIMATELY 10 MINUTES DRIVE TO HUDDERSFIELD TRAIN STATION AND JUST OVER HALF AN HOUR TO LEEDS VIA THE M62, THE ENJOYMENT OF VILLAGE LIVING IS APPRECIATED WITHIN CLOSE PROXIMITY TO REGARDED AMENITIES AND GOOD SCHOOLING. OUR 3 BEDROOM FAMILY PROPERTY IS PRESENTED TO A LOVELY STANDARD THROUGHOUT

**ENTRANCE HALL** Providing a space to hang outdoor garments the hallway has a door leading to the lounge and staircase rising to the first floor

**SITTING ROOM** 14' 9" x 14' (4.5m x 4.27m) Decorated in soft neutral tones the lounge is of generous proportion and the front windows overlooks the garden. A door opens to the dining kitchen.



**DINING ROOM** 18' 4" x 9' 4" (5.59m x 2.84m) A good size with space for a dining suite the kitchen is filled with a range of wall and base cabinets finished in white, the granite effect work surface incorporates the four ring hob with electric oven beneath and chimney style extractor above. There are spaces for other appliances. The window overlooks the rear garden and door allows access.

**LANDING** Offering access to three bedrooms and bathroom and loft hatch.

**BEDROOM** 12' 1" x 10' 11" (3.68m x 3.33m) Located to the front of the property this generous double bedroom offers space for a full range of furniture.

**BEDROOM** 11' 5" x 9' 11" (3.48m x 3.02m) Overlooking the rear garden this is also a double bedroom.

**BEDROOM** 8' 11" x 6' 8" (2.72m x 2.03m) max A single bedroom located to the front of the property.

**BATHROOM** Comprising low level WC, wash basin and walk in shower.

**EXTERNAL** Large front garden with lawned area, path leading to the rear with timber garden shed. Separate rear garden mainly laid to patio with detached garage.

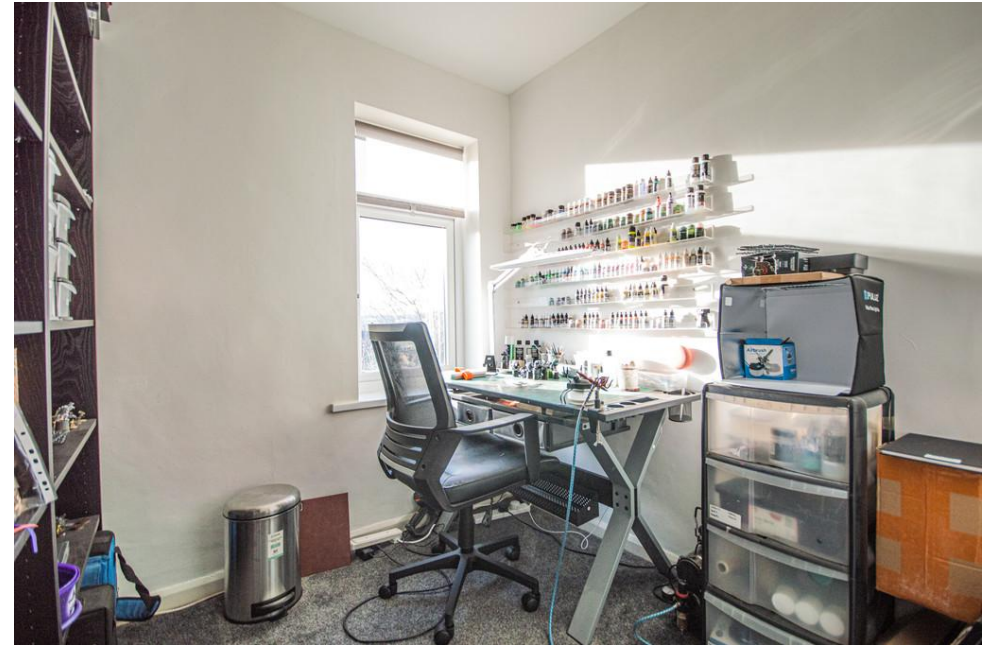
## WHAT3WORDS

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## 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.



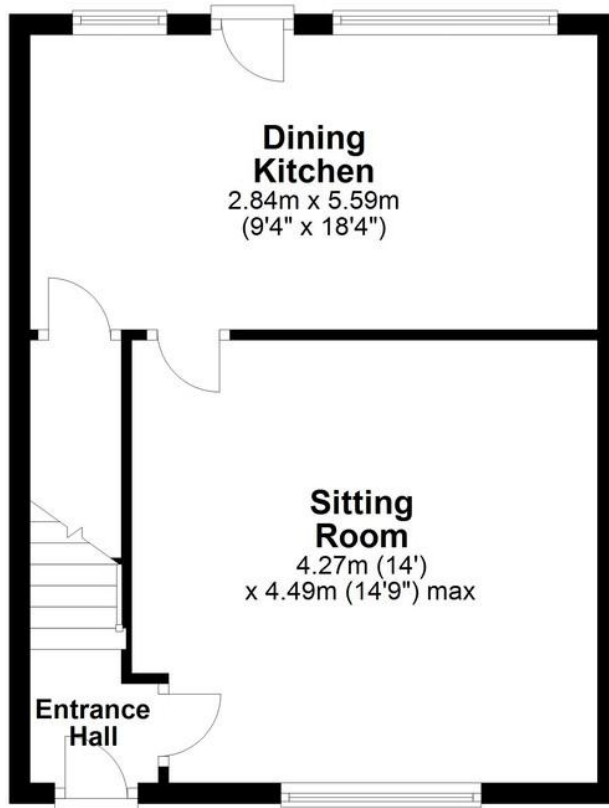




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

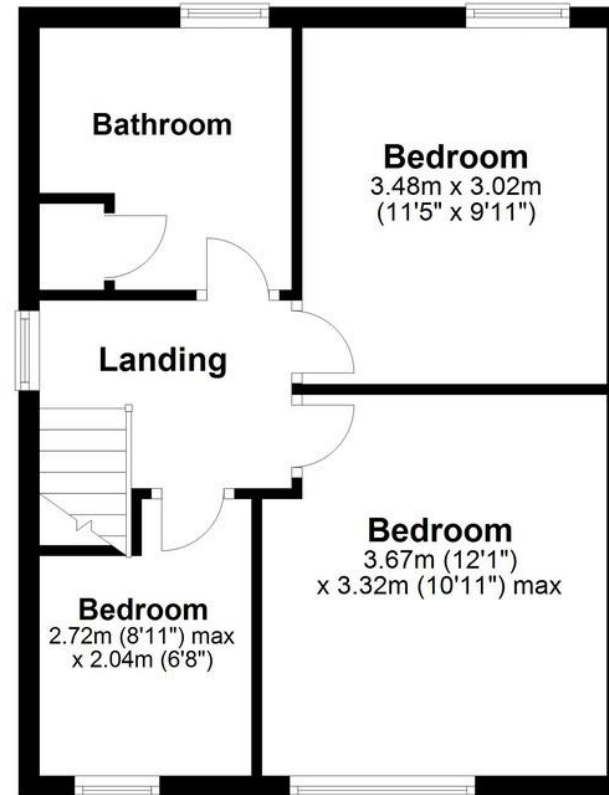
### Ground Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



### First Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



Total area: approx. 79.6 sq. metres (856.5 sq. feet)