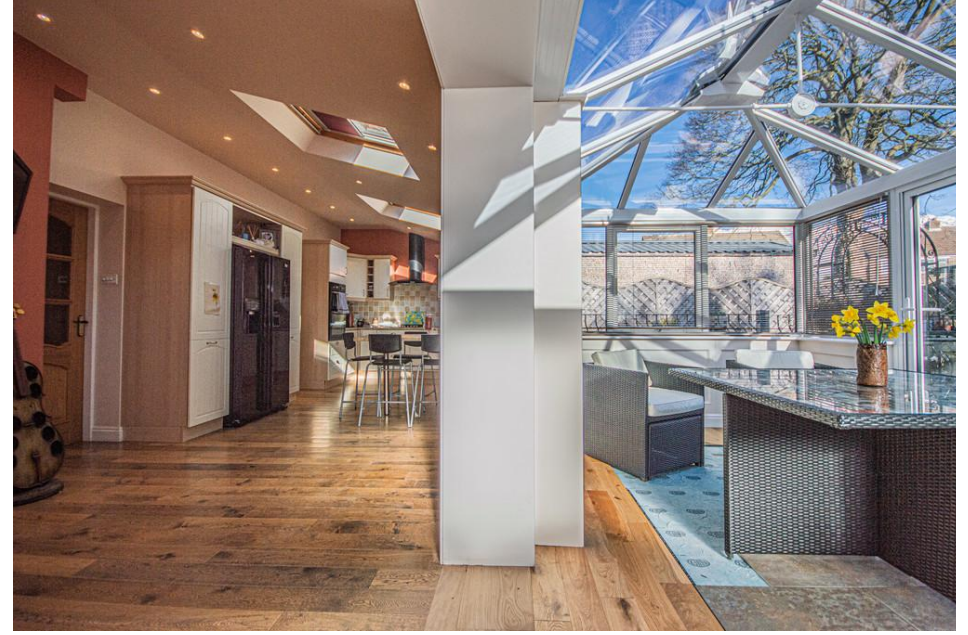




cornerstone
ESTATE AGENTS

Highgate Avenue
Lepton, Huddersfield



Highgate Avenue Lepton, Huddersfield

Offers In Region Of £315,000

A MOST APPEALING 5 BEDROOM FAMILY HOME WITH FAR REACHING VIEWS SET IN THE HEART OF THE MUCH SOUGHT AFTER VILLAGE OF LEPTON CLOSE TO AMENITIES AND HIGHLY REGARDED LOCAL SCHOOLS.

A pleasant entrance porch way offers integral access to the garage and leads in turn into the hallway with oak flooring which gives access to the WC and separate cloakroom. The most impressive dining kitchen also has oak flooring and offers a range of integrated appliances including a double oven and 5 ring gas hob. There is an abundance of space for a large family dining table which is open plan to the garden room offering a large light and bright contemporary space. The garden room is newly built and has underfloor heating as well as an air conditioning unit providing heat and chilled air when required, bi-folding doors open onto the rear garden. This area of the home is accompanied by a separate well-equipped utility room which also offers access to the garage. The living space also offers a large sitting room with raised contemporary electric fire and has double French doors which open into the dining area allowing a vast open plan arena when required.



To the first floor there is the spacious master bedroom which has a walk in wardrobe and separate ensuite shower room. There are three further bedrooms to this floor and a house bathroom which has a large corner bath. To the second floor there is a large bedroom suite which has a private double bedroom and separate room which functions as a study, dressing area and gaming/living area, perfect for a teenager. We are informed by the owners that this attic conversion that took place over 30 years ago did not have building regulations as the owner was informed that it did not require it by the local authority. We as the agent are not able to prove this. Any buyer should check this prior to purchase.

To the front of the property there is a driveway with generous parking provision which leads to the integral garage which has a modern remote control electric door. The garden to the rear is southerly facing, low maintenance, private and enclosed. It allows for more time enjoying the outdoors than gardening with a charming alfresco dining terrace.

WHAT3WORDS ///hush.courage.stitching

- 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.
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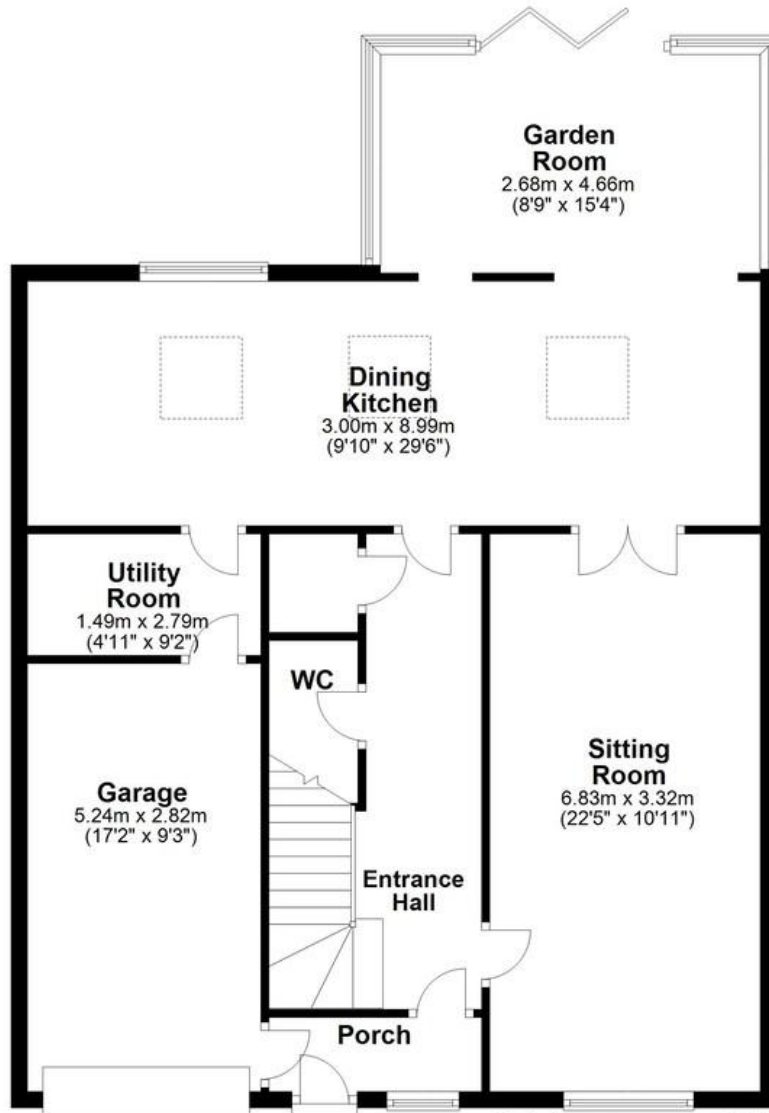






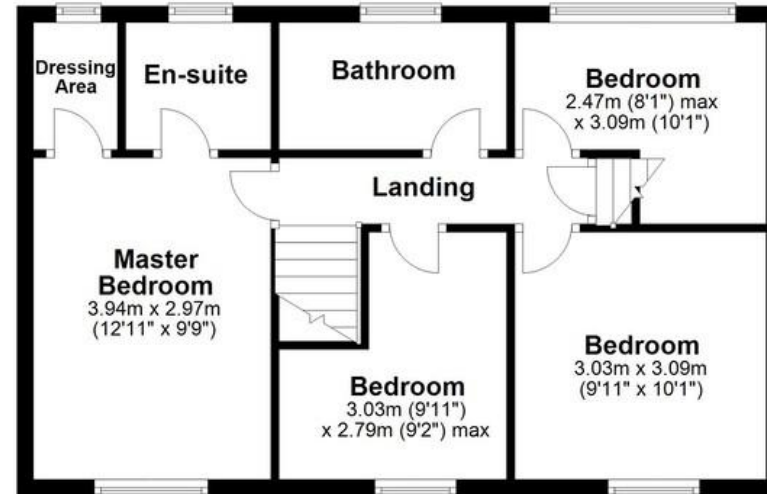
Ground Floor

Approx. 102.0 sq. metres (1098.1 sq. feet)



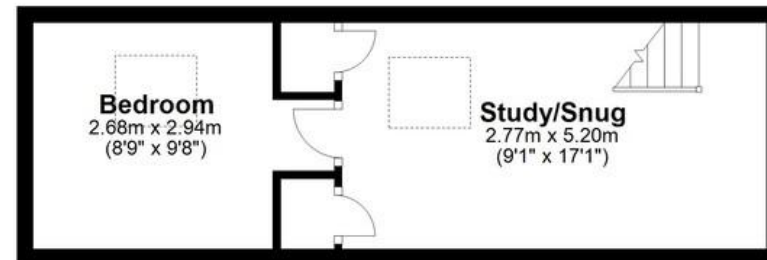
First Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



Second Floor

Approx. 24.9 sq. metres (268.1 sq. feet)



Total area: approx. 177.9 sq. metres (1915.4 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		