

Terrain Map



Hybrid Map



Terrain Map



Floor Plan



Ings Way West

Lepton, Huddersfield, HD8 0ES

Offers Over £75,000

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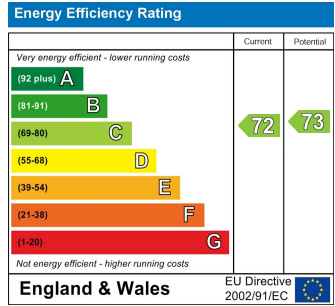
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Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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BATHROOM

7'10" x 5'2"

With a wall hung hand wash basin, panel bath with shower over and a concealed flush wc. Aquaboard style splashbacks around the shower and bath area, central heating radiator and a uPVC double glazed window with privacy glass inset.

OUTSIDE

The property is surrounded by green communal lawned areas and there are many parking spaces, although not specified to each individual property. External storage space for use by the resident of the flat.

TENURE

A 125 year leasehold arrangement. Circa £200 per annum to include building insurance, management fees and ground rent.

COUNCIL TAX. BAND A.

WELL LOCATED in the charming village of Lepton is this tidy one-bedroom first-floor flat on Ings Way West.

Offering an excellent opportunity for both first-time buyers and those looking to downsize.

The property boasts a pleasant aspect to both the front and rear, allowing for an abundance of natural light and an attractive outlook over the surrounding countryside.

Well cared for and move-in ready, this flat offers a comfortable living space that is both inviting and functional while holding significant potential for those wishing to personalise their living accommodation further.

With no upper chain, the process of acquiring this property is much more hassle-free. The location is highly desirable, providing easy access to local amenities and the picturesque surroundings of the village.

In summary, this first-floor flat is a wonderful opportunity to secure a home in a sought-after area, combining convenience, comfort, and potential in one attractive package. Whether you are embarking on your property journey or seeking a more manageable living space, this flat is certainly worth considering.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

3'4" x 4'3"

Accessed via the front door and with a staircase rising to the first floor and a cupboard unit housing the electricity fuse board.

FIRST FLOOR

INNER HALL

13'6" x 3'6" average

With a loft hatch allowing access to a roof void, a useful linen cupboard with shelving and a generous sized walk-in cupboard, 2.64m max x 1.92m max. There are useful shelves over the bulkhead and a uPVC double glazed window with privacy glass inset.

SITTING ROOM/LOUNGE

13'9" x 9'9"

Enjoying good levels of natural light and distant views across the Woodsome Valley via a uPVC double glazed picture window. The focal point for the room is a coal effect electric fire within a traditional surround with a modern marble effect back and plinth, central heating radiator.

BREAKFAST KITCHEN

12'4" x 7'6"

With a range of wall and base units in a maple style with complementary working surfaces which incorporate a stainless steel inset sink unit with mixer tap. The kitchen is further equipped with provision for a cooking appliance, plumbing for a washing machine and space for additional under-counter white goods. Part tiled splashbacks surround the preparation areas and in the dining area there is a central heating radiator. Hot water cylinder housed within a cupboard unit. To the rear elevation is a uPVC double glazed window which takes in distant countryside views beyond Wakefield Road together with views over the immediate Urban Green Space.

BEDROOM 1

11'10" x 9'6" plus the entrance

Taking in the aforementioned views via a uPVC double glazed window, central heating radiator.

