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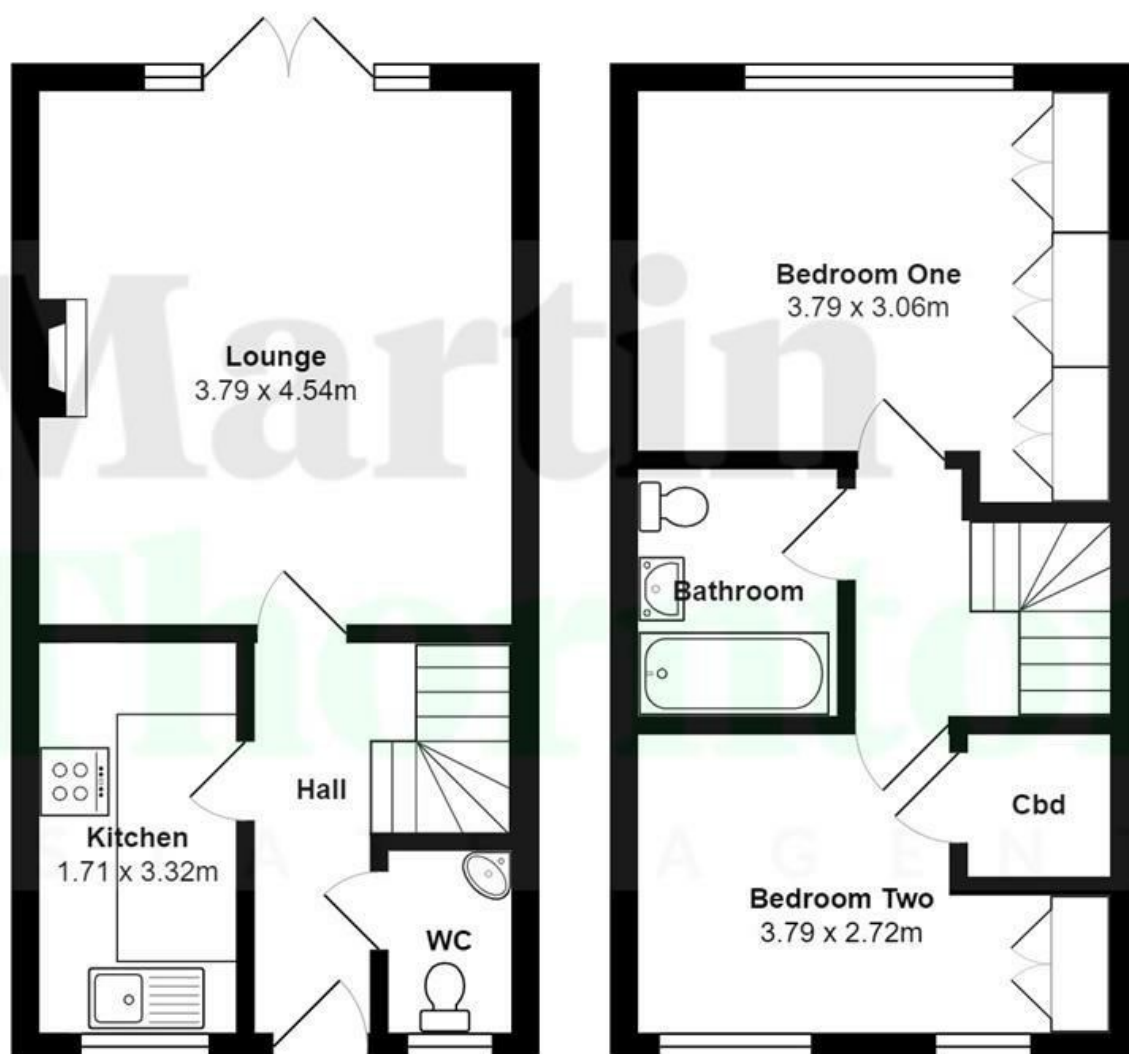
Greenacre Gate, Lepton Huddersfield,

Offers over £200,000

A well appointed two double-bedroomed mid townhouse in a block of just three properties located on the edge of this popular village. The property has ease of access to local amenities and is centrally placed for Huddersfield, Wakefield and other surrounding centres. Presented to a high standard throughout, the accommodation comprises an entrance hallway, downstairs WC, kitchen with integrated appliances and rear living/dining room with French doors. On the first floor are two double bedrooms with built-in wardrobes and the house bathroom. There is a gas-fired central heating system, an alarm system and uPVC double glazing. Externally, the property enjoys a pleasant cul-de-sac setting among similar quality homes and has provision for parking and an enclosed rear garden. An early inspection is an absolute must.

**Greenacre Gate, Lepton
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Greenacre Gate, Lepton Huddersfield,

Details

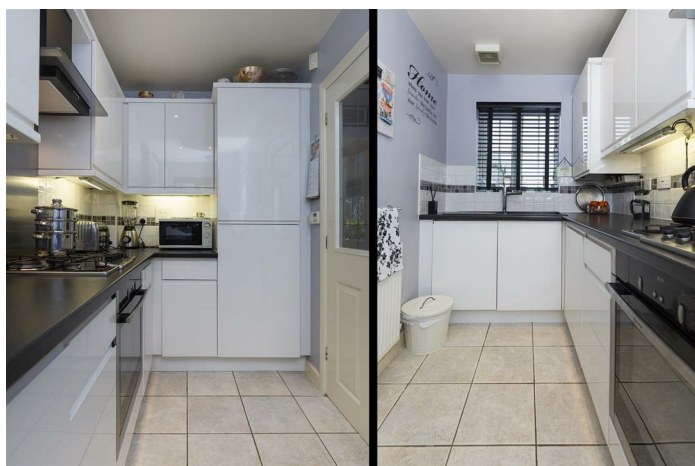


Entrance Hallway



*** dictation missing re: front door, etc. *** Off the hallway, an internal timber and glazed door gives access to the kitchen.

Kitchen



The contemporary kitchen has units to high and low levels with under-unit lighting, working surfaces with tiled surrounds and a sunken sink unit with mixer tap. Integrated appliances include a four-ring gas hob with canopy filter hood above and Neff oven beneath, fridge, freezer, washer/dryer and slimline dishwasher. Concealed is the Viessmann condensing boiler for the heating system along with floor tiling and a radiator.

Living/Dining Room



This reception room is positioned at the rear of the property with a pleasant outlook over the enclosed rear garden via uPVC French doors with screens on either side. The room has a continuation of the oak flooring. There is a fire surround with matching inlay and hearth, home to pebble style living flame effect gas fire. There is coving to the ceiling and a radiator.

First Floor Landing

From the living room, the staircase rises to the first floor landing where there is a radiator and a drop-down ladder gives access to useful storage within the loft space which is partly boarded.

Bedroom One



This double bedroom is positioned at the rear of the property

Greenacre Gate, Lepton Huddersfield,

Details



and has a uPVC window overlooking the garden. There are built-in wardrobes with matching drawers and the room can easily accommodate further fitted or freestanding furniture. There is also a radiator.

Bedroom Two



This double bedroom is positioned at the front of the property and is light and bright with two uPVC windows. This room also has built-in wardrobes, a storage cupboard above the staircase and a radiator.

Bathroom



The bathroom has a white three-piece suite with a shower over, a pedestal wash hand basin and a low-level WC. There is full height tiling around the bath area and to one additional wall along with a uPVC window, extractor fan, oak flooring and a radiator.

External Details



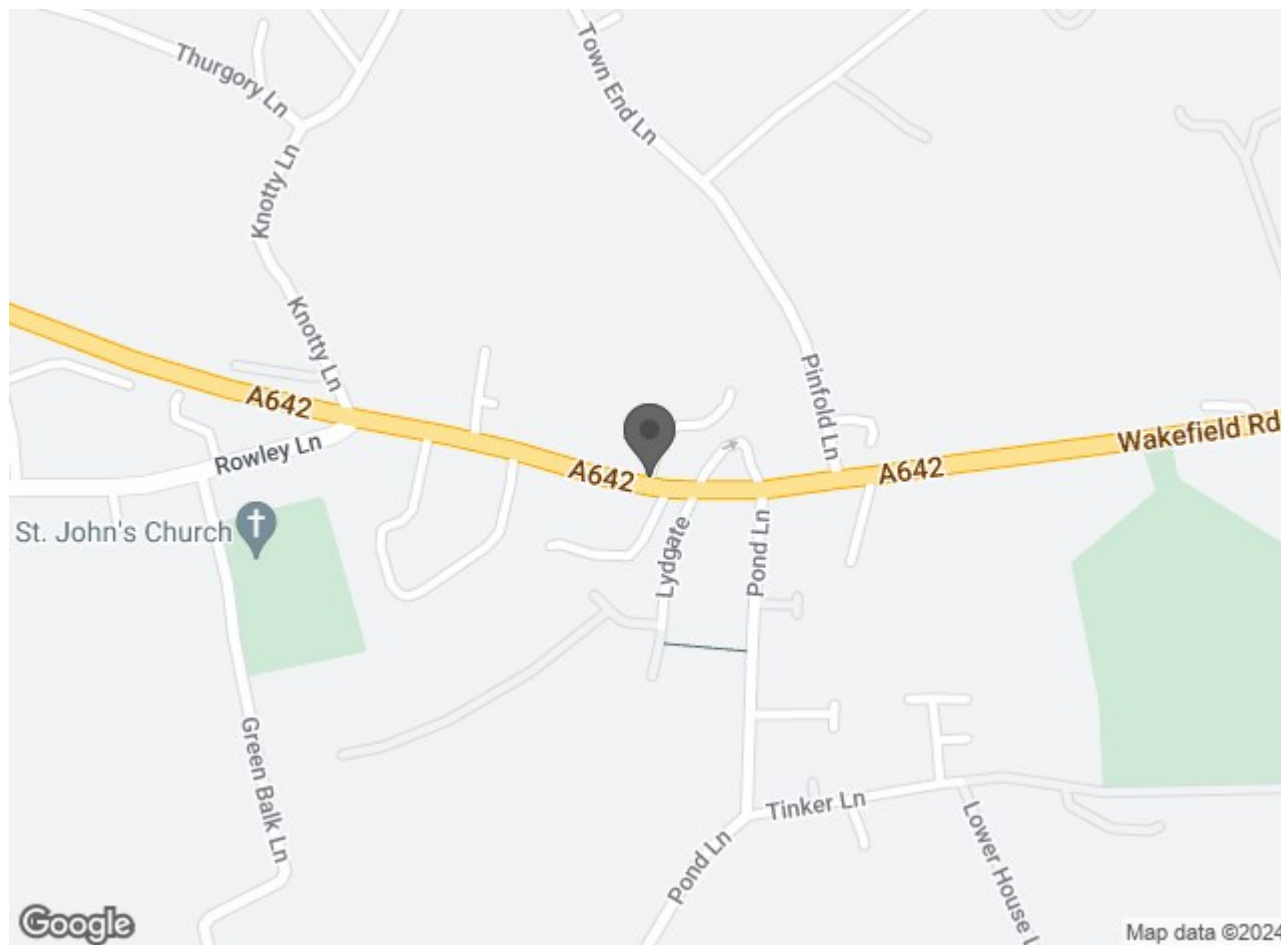
At the front of the property is a block paved pathway with coloured slate to the side. There is a covered parking bay which serves the three properties in the block, with the central parking space reserved for number 5. There are two further parking spaces directly behind. The enclosed rear garden has a paved seating area that immediately adjoins the French doors within the living/dining room. There is a level lawn and a timber shed at the far end along with perimeter fencing.

Tenure

The vendor has informed us that the property is Freehold.
27.01.24

Greenacre Gate, Lepton Huddersfield,

Directions



Greenacre Gate, Lepton Huddersfield,

DISCLAIMER

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. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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.
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