

martin-thornton.com
01484 508000



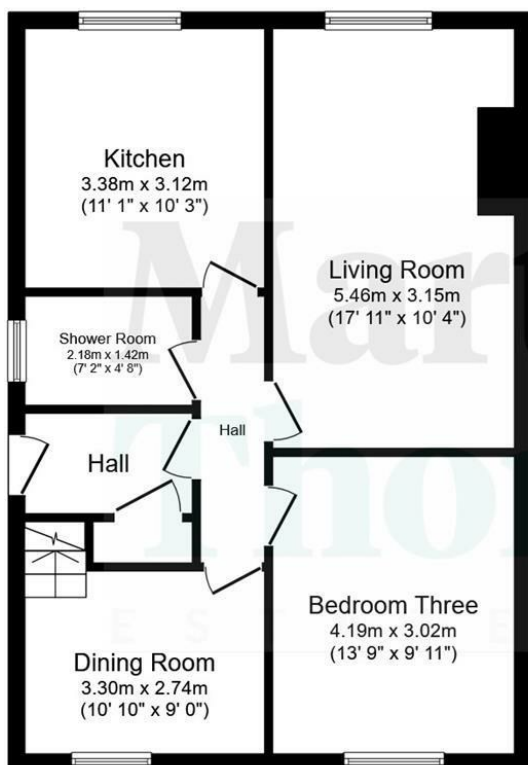
Far Croft, Lepton Huddersfield,

£230,000

Situated in a lovely cul-de-sac position in the popular residential area of Lepton is this three-bedroom semi-detached dormer bungalow. Although in need of a programme of modernisation, the property may prove suitable for the expanding family buyer looking to access nearby recommended schooling and M62 motorway access, or for a down-sizer looking for accommodation with a ground floor bedroom. The accommodation comprises an entrance hall with useful storage, kitchen, living room, dining room/downstairs bedroom and wet room. On the first floor, there are two bedrooms and a WC. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is a lawned garden area at the front and a driveway providing off-road parking. At the rear, there is a fenced garden enjoying a southerly aspect.

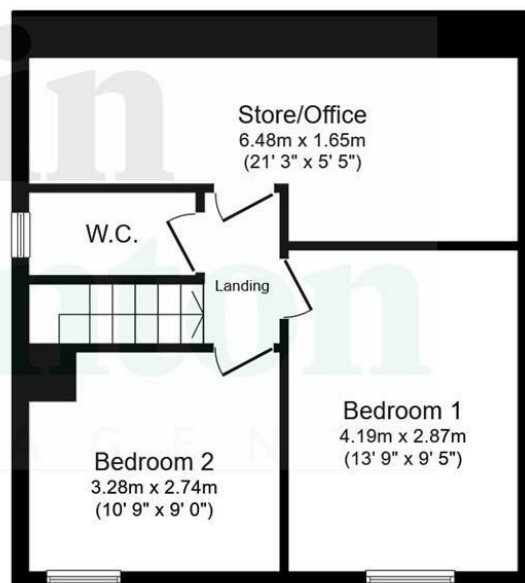
**Far Croft, Lepton
Huddersfield,**

Floorplan



Ground Floor

Floor area 60.1 sq.m. (647 sq.ft.)



First Floor

Floor area 45.1 sq.m. (486 sq.ft.)

Total floor area: 105.3 sq.m. (1,133 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Far Croft, Lepton Huddersfield,

Details



Entrance Hall

A uPVC door with a double-glazed insert opens to the entrance hall. This has a useful under stairs storage cupboard, a Carlton alarm system, a wall light point and a radiator. From here, access can be gained to the following rooms:

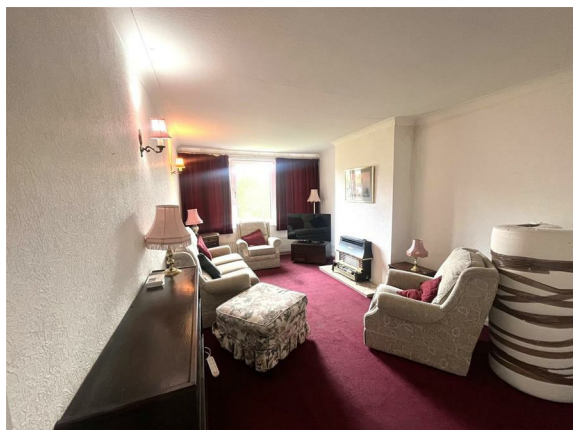
Kitchen

The kitchen is positioned at the front of the property and has a pleasant outlook over the cul-de-sac and beyond from a uPVC window. It has a range of wall and base cupboards, drawers, roll-edge worktops with tiled upstands and a composite one-and-a-half bowl sink unit. There is plumbing for an automatic washing machine and space for a freestanding oven with an overlying canopy style filter hood, space for a fridge and freezer. The room has tiled effect flooring, coving to the ceiling, two ceiling light points and a radiator. It has plenty of room for a bistro style table.



Living Room

This reception room is positioned at the front of the property with a similar outlook to that of the kitchen via three uPVC windows. The spacious room has plenty of space for furniture, along with coving to the ceiling, three wall light points and a radiator. The focal point of the room is a marble style hearth, home to a gas fire.



Far Croft, Lepton Huddersfield,

Details



Dining Room

This room is positioned at the rear of the property and has a pleasant outlook over the garden via a uPVC window. It has a gas fire, set to a marble style hearth, a wall light point and a radiator.



Wet Room

This room has a white suite comprising a wet room style accessible shower with a mains fed shower, a pedestal hand basin with mixer tap and a low-level WC. Natural light comes from a large uPVC window to the side elevation. There is coving to the ceiling, a ceiling light point, an extractor fan and a radiator.



Far Croft, Lepton Huddersfield,

Details



Additional Reception Room

This room is currently used as a dining room and has a uPVC window to the rear elevation, a ceiling light point and a radiator. A staircase gives access to the first floor landing.



First Floor Landing

The landing has a ceiling light point and a large storage area that runs the full width of the property and could be used as a work from home study. There is access to under eaves storage and two wall light points.

Bedroom One

This double bedroom is positioned at the rear of the property and enjoys lots of natural light and a pleasant outlook over the garden and beyond via a uPVC window. It has fitted wardrobes with hanging rails and shelving, a wall light point, coving to the ceiling and a radiator.



Far Croft, Lepton Huddersfield,

Details



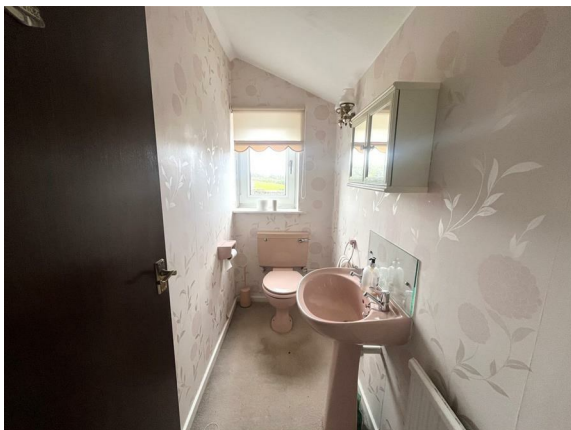
Bedroom Two

This double bedroom is positioned at the rear of the property and enjoys lots of natural light and a pleasant outlook via a uPVC window. It has fitted wardrobes with hanging rails and drawers, a wall light point, and a radiator.



WC

This room has a coloured suite comprising a pedestal hand basin with twin taps and a low-level WC. It has a uPVC window overlooking the side elevation, a wall light point and a radiator.



Far Croft, Lepton Huddersfield,

Details



External Details

At the front of the property, there is a large lawned garden with mature shrubbery borders and a driveway. The side of the property houses a car port. At the rear, there is a garden area with fenced borders, enjoying a southerly aspect, and an outside water point.



Tenure

The vendor has informed us that the property is Freehold.

Far Croft, Lepton Huddersfield,

Directions

