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01484 508000



**Whitley Willows, Lepton  
Huddersfield, West Yorkshire**

**£800 Per month**

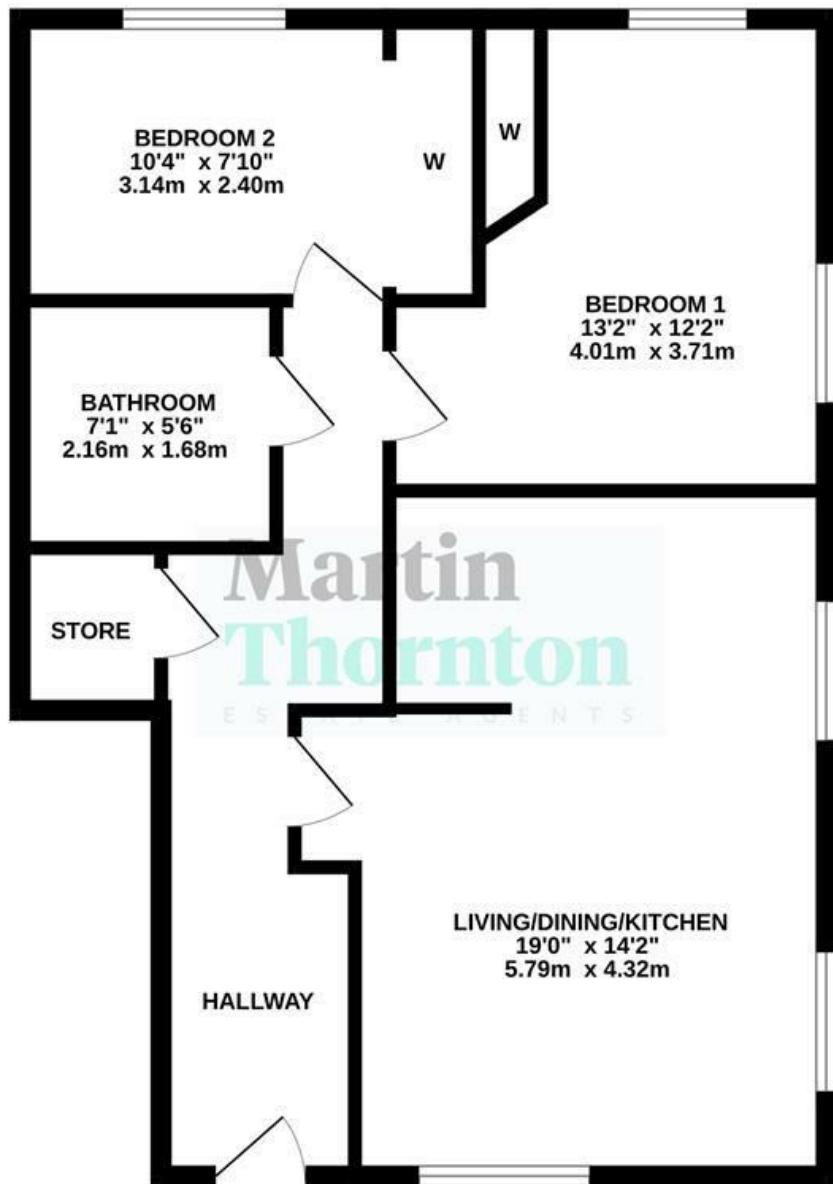
Enjoying a superb semi-rural setting and standing within well-presented communal gardens is this two-bedroom apartment located within this converted former mill. The property offers a light and bright interior along with a high-spec kitchen and bathroom. The property is ideal for access to local amenities in nearby Waterloo, close to Huddersfield town centre, Wakefield town centre and the M1. The apartment has the advantage of a hallway that serves only one other apartment along with its own entrance hallway with a useful store room, an open-plan living/dining kitchen with integrated appliances, two bedrooms and a stylish bathroom. There are electric heaters in individual rooms and areas, a security system and sealed unit double glazed windows. Externally, there are two side-by-side parking spaces along with the use of a private store area ideal for bikes, etc.

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**Floorplan**

**APARTMENT 16**  
674 sq.ft. (62.6 sq.m.) approx.



**Martin Thornton**  
ESTATE AGENTS

**TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Whitley Willows, Lepton Huddersfield, West Yorkshire



## Details

### Entrance Lobby

An external timber door used by only two apartments has a key fob and entry phone system. This leads to the communal entrance hallway and, from here, a further door gives access into the apartment.

### Hallway

This has a security entry phone system and a wall-mounted electric heater. There is a storage cupboard that houses the electric boiler for the hot water as well as the large cylinder. Off the hallway on the right-hand side, access can be gained to the living/dining kitchen.

### Living/Dining Kitchen



Positioned at the front of the property, this is a spacious light and bright open plan eating and entertaining space. The room has a dual aspect with front and side windows, the side windows enjoying a pleasant aspect over the development's mature and well-presented communal gardens. The room enjoys a south-easterly aspect. The kitchen area has wall cupboards and base units with granite worktops and a sunken stainless steel sink with mixer tap and adjoining grooved draining area. Integrated appliances include an electric hob with splashback and canopy-style filter hood, oven beneath, fridge, freezer, dishwasher and washing machine. There are a wealth of sockets and switches and the room has two electric heaters along with under-unit lighting and a vinyl floor covering.

### Bedroom One



This double bedroom is particularly light and bright, enjoying a dual aspect with side and rear double glazed windows overlooking the wonderful communal gardens. The room has two built-in double wardrobes and a single-shelved floor-to-ceiling storage cupboard. There is also an electric heater.

### Bedroom Two



This bedroom is positioned at the rear of the property and has full-width open wardrobes with hanging rails and high-level storage. There is a rear double glazed window and an electric heater.

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## Details

### Bathroom

The well-appointed bathroom has a white three-piece suite. The bath has centrally positioned Hansgrohe fittings with a high-level shower head. There is a low-level WC with concealed cistern and Grohe push-button operation along with a wall-mounted hand basin. Around the bath area, there is full-height tiling with suitable tiling to the toilet and hand basin. There is a large twin-door mirror-fronted toiletries cupboard along with an extractor fan, downlighting, floor tiling and an upright chrome ladder-style radiator.

### External Details

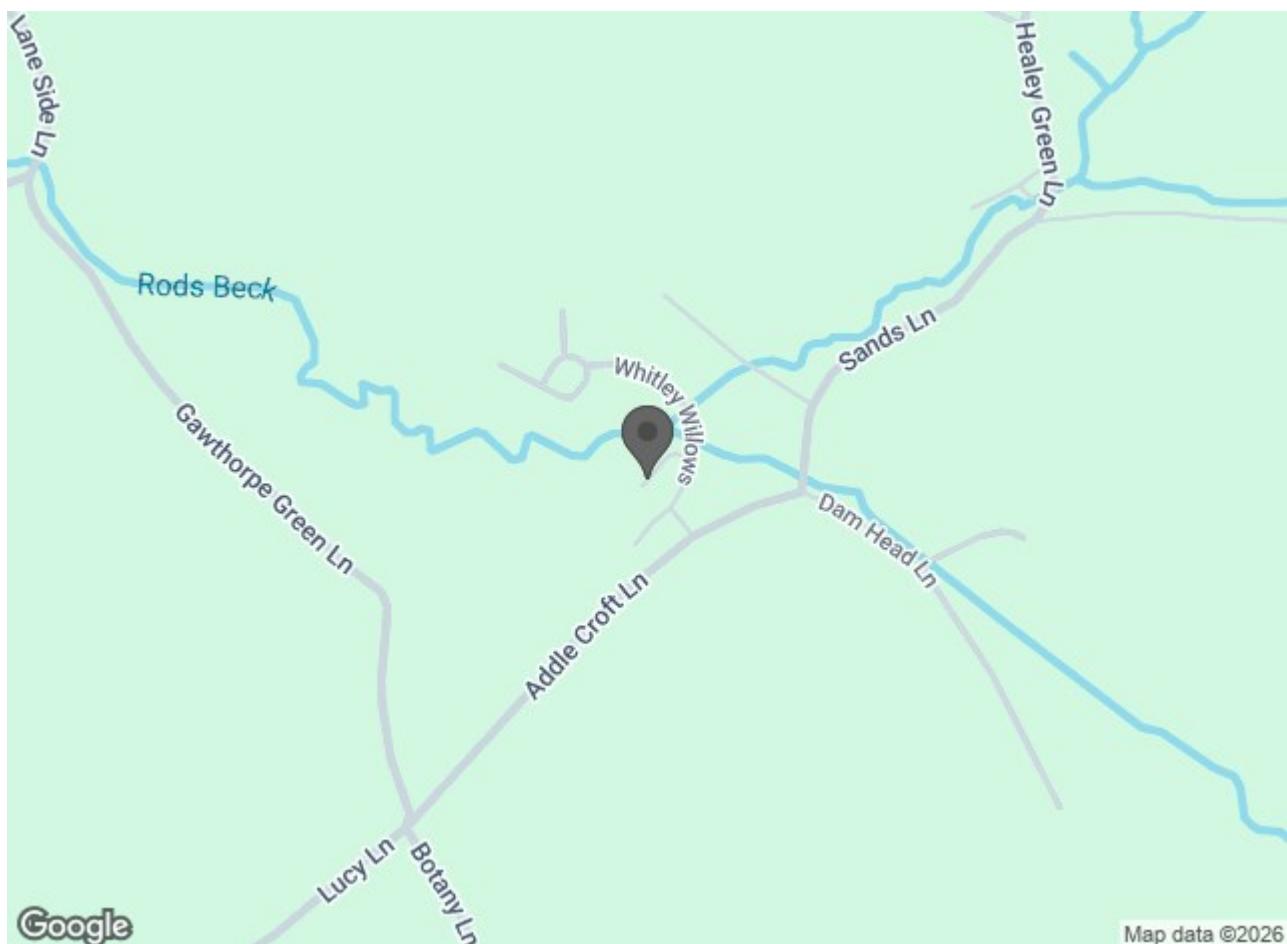


Enjoying a wonderful semi-rural setting, standing in well-appointed landscaped communal gardens and lake the property has the advantage of two side-by-side parking spaces. Immediately in front of the apartment itself, there is use of a rear integral store room which is ideal for bikes, etc.

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Directions



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**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.