





Lepton, Huddersfield

RENT %rent% / BOND %deposit%

TUCKED AWAY IN A QUIET LOCATION THIS STONE COTTAGE ENJOYS AN ENCLOSED GARDEN WHICH IS LOW MAINTENANCE, WHILST INTERNALLY THERE IS AN OPEN PLAN LOUNGE AND KITCHEN. TO THE FIRST FLOOR THERE IS A BATHROOM AND A LARGE BEDROOM WHICH HAS BEEN TEMPORARILY SPLIT TO MAKE AN EXTRA OCCASIONAL BEDROOM.

ENTRANCE HALL Door leading to the Kitchen Living Room

KITCHEN LIVING ROOM 14' 311" x 7' (12.17m x 2.13m) Open plan space with feature gas fireplace, fitted kitchen by the front window, with laminate worktops, stainless steel sink, space for an under counter fridge, fitted over and gas hob. Door leading to a utility room with plumbing for a washing

machine.

BATHROOM Good sized bathroom with 3 piece suite comprising a bath with shower attachment, pedestal wash hand basin and wc, double doors leading to a bulk head cupboard.

BEDROOM 9' 1" x 7' 5" (2.77m x 2.26m) Large bedroom has been split in to 2 separate

rooms, original room would be roughly 14' x 11'.

BOX ROOM 9' 2" x 6' 2" (2.79m x 1.88m)

OUTSIDE A low maintenance, graveled, garden directly outside the front door.

COUNCIL TAX A

EPC E

SERVICES All services available

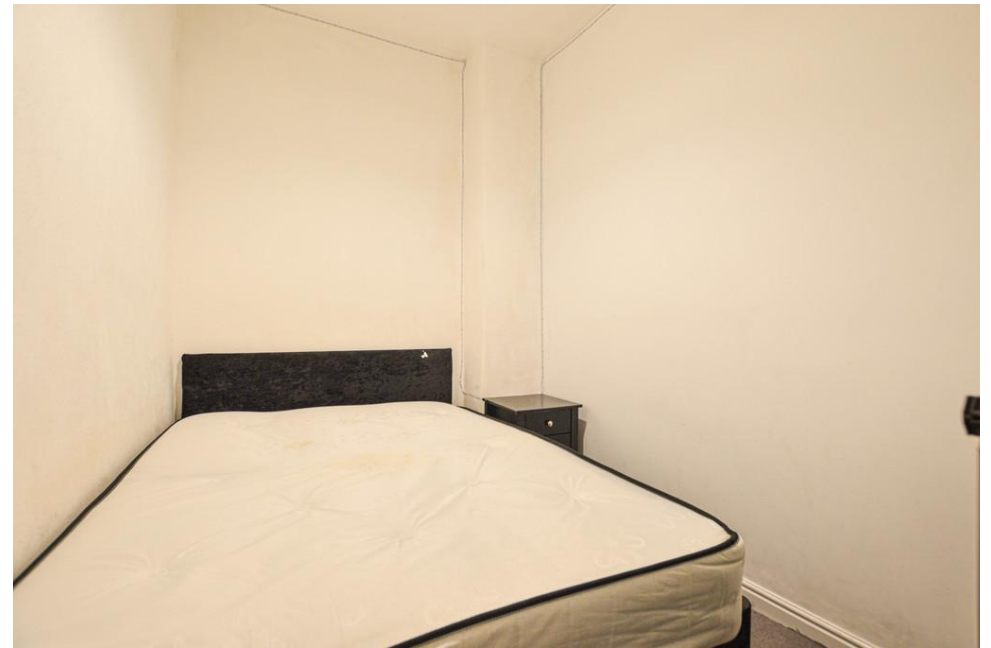
TENURE Freehold

WHAT3WORDS ///jaws.jams.richer

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

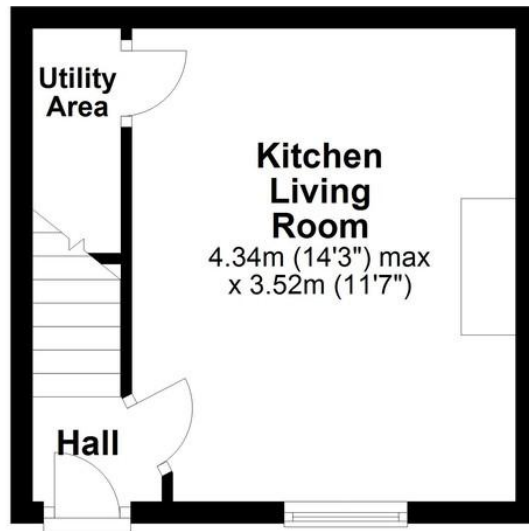






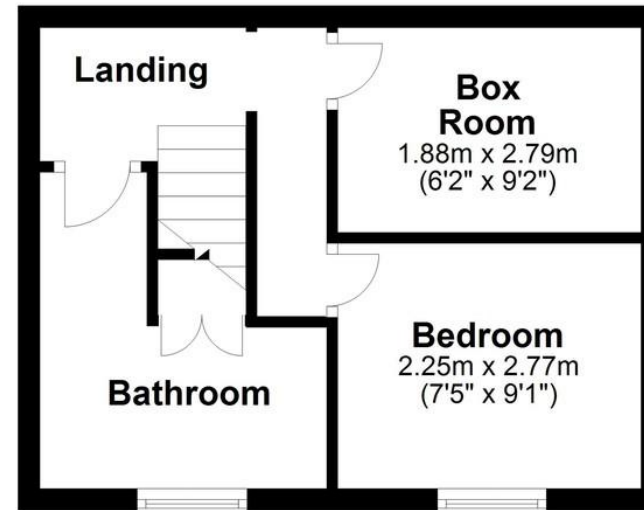
Ground Floor

Approx. 19.2 sq. metres (207.1 sq. feet)



First Floor

Approx. 23.3 sq. metres (250.6 sq. feet)



Total area: approx. 42.5 sq. metres (457.7 sq. feet)

%image_c_21_484%

%image_c_22_484%

%image_c_23_484%

Score	Energy rating
92+	A
81-91	B
69-80	C