Wm Sykes & SON EST. 1866

Offers in the region of
£265,000



14 Far Croft, Lepton

Internal inspection is highly recommended here to fully appreciate the scale and potential on offer of this semi-detached dormer bungalow. The property has three double bedrooms, a generous dining room and lounge and is offered for sale with no upper chain. This deceptive home has a cul de sac location in the popular village of Lepton with nearby local amenities, reputable local schools and well placed for the commuter with M1 links and Huddersfield town centre within a few miles. The accommodation briefly comprises: entrance vestibule, entrance hallway, kitchen, lounge, dining room, bathroom, ground floor double bedroom, first floor landing with large storage off, and two further double bedrooms. There are gardens to the front and rear, driveway that serves a further parking area, with the scope to consider garaging options.

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Accommodation

GROUND FLOOR

Entrance Vestibule
Access is gained by a double-glazed door through to a small entrance vestibule which has a tiled floor and spotlight to the ceiling.

Entrance Hallway
This L-shaped entrance hallway has a central heating radiator; loft access point and doors lead off.





Kitchen 10' 2" x 6' 11"
Comprising of units to the high and low level with a stainless-steel sink unit, plumbing for an automatic washing machine and there is an electric cooker point. The room has a large, double-glazed window, panelling to the ceiling and under counter central heating radiator.



Lounge 17' 10" x 10' 4" max
The lounge has a living flame gas fire set upon a raised hearth, central heating radiator to the front and the rear and a double-glazed window, that stretches almost the full width of the room, offering an aspect to the property's front garden and beyond.





Bedroom 1
13' 10" x 10' 4" including robes
Located to the rear of the property on the ground floor, this double bedroom has built-in wardrobes, central heating radiator and a double-glazed window allowing views over the property's rear garden.





Dining Room **15' 7" x 10' 2" overall max**

This former bedroom, which has long since been converted and knocked through, now offers a generous sized room with double glazed patio doors to the rear and double-glazed window to the side. There are two central heating radiators and open staircase rises to the first floor.



Bathroom **7' 2" x 4' 2"**

Comprising of a three-piece suite in white including a low-level flush WC, bath with electric shower over and pedestal hand wash basin. The room has a towel rail style radiator and an obscure double-glazed window.

FIRST FLOOR

Landing

The landing has generous under storage, courtesy of two sets of twin double doors and access doors lead off.





Bedroom 2 **16' 6" x 10' 4" max**

This double bedroom has a double-glazed Velux window, central heating radiator and double-glazed windows allowing views over the property's rear garden and beyond.



Bedroom 3 **12' 1" x 10' 2"**

Another double bedroom with a central heating radiator and double-glazed window.



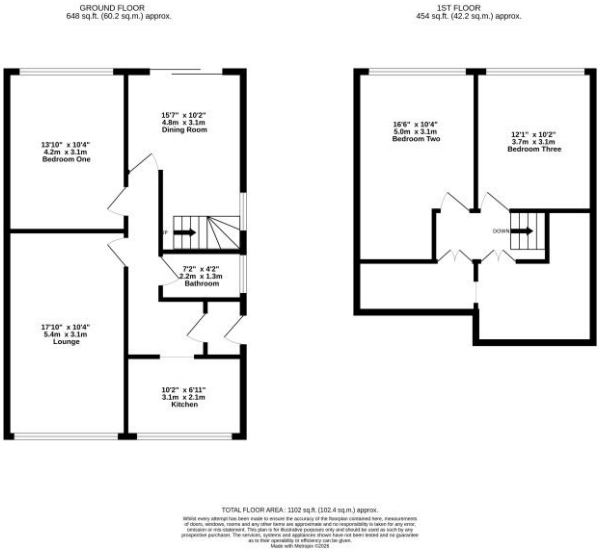
OUTSIDE

To the side of the property there is a tarmac drive which leads to where we understand there was a single detached garage with side shed. Here you will see a large concrete platform which is potentially suitable for the erection of a single or maybe even a double garage (subject to the necessary consent and works). To the side, the metal gate opens to the rear garden which has a dry-stone boundary to the rear, established planting, and lawn and gravel areas. There is external lighting and an outside tap. The front garden again has a small lawned area. A path runs to the front with some established planting and fenced boundary down the side of the drive.

Additional Information

The property is Freehold; Energy rating TBC; Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.



Viewing

By appointment with Wm. Sykes & Son.

Directions

At the top of Lepton runs the main Wakefield Road. Heading in a Wakefield direction there is a BP petrol station and SPA convenience store on the left and almost opposite here turn right onto Pond Lane. Proceed up for a short distance and Far Croft is on the left. No. 14 is in the right hand corner.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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