



cornerstone
ESTATE AGENTS

Highgate Lane
Lepton, Huddersfield



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Asking Price Of £117,500

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

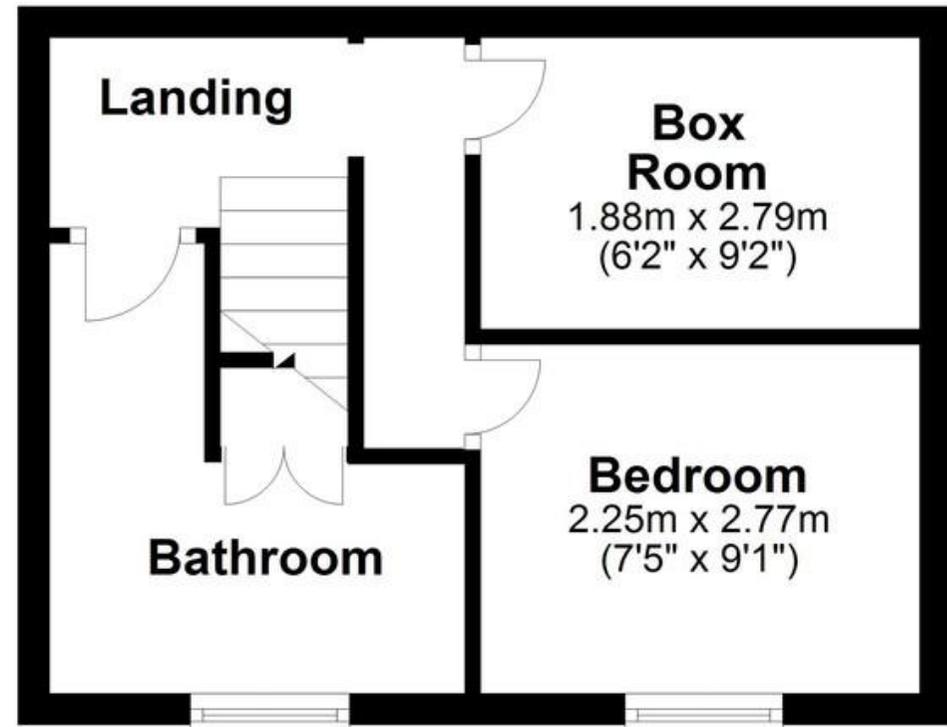
Ground Floor

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)