



cornerstone
ESTATE AGENTS

Library Close
Lepton, Huddersfield



Library Close

Lepton, Huddersfield

Offers In Region Of £350,000

NESTLED IN THE SOUGHT-AFTER HD8 AREA, IN THE CHARMING VILLAGE OF LEPTON, THIS FOUR-BEDROOM DETACHED FAMILY HOME OCCUPIES A QUIET CORNER PLOT AT THE END OF A PEACEFUL CUL-DE-SAC. ENJOYING A LOCATION THAT OFFERS BOTH PRIVACY AND TRANQUILLITY, THE PROPERTY IS SET AWAY FROM BUSY MAIN ROADS YET BENEFITS FROM EXCELLENT TRANSPORT LINKS TO NEARBY TOWNS SUCH AS KIRKBURTON AND HUDDERSFIELD. THIS HOME PERFECTLY BALANCES SERENE LIVING WITH EXCEPTIONAL CONVENIENCE, MAKING IT AN IDEAL CHOICE FOR FAMILIES.

Upon entering, you are greeted by a spacious hallway featuring a convenient ground-floor WC. At the end of the hallway lies a generously sized kitchen, perfect for cooking and casual dining. Adjacent to the kitchen is a practical utility room with backdoor access to the rear garden. The lounge provides a bright and versatile living area, complemented by an additional rear room that can serve as a formal dining area or be tailored to meet your entertainment needs. Completing the ground floor is a light-filled conservatory that opens seamlessly onto the private rear garden-ideal for relaxation or hosting guests. The staircase leads to the first floor, where the fourth bedroom enjoys views of the front of the property, while the third bedroom overlooks the rear garden. A spacious family bathroom, thoughtfully designed for modern living, is located along the landing.



The second bedroom is well-proportioned, while the primary bedroom stands out with an en-suite shower room for added comfort and privacy. Upstairs windows frame stunning views of the surrounding landscape, stretching from the iconic Emley Moor Mast to the historic Castle Hill.

Outside, the property boasts a front driveway providing off-road parking and a secluded rear garden. The outdoor space features a combination of low-maintenance patio areas and a charming lawn, creating the perfect setting for relaxation and versatility

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: E

EPC: TBC

Parking: Off Road Parking, Driveway

What3Words: canny.angle.ruler

UTILITIES

Gas: Mains

Electric: Mains

Water: Mains

Heating: Gas

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G check with your provider







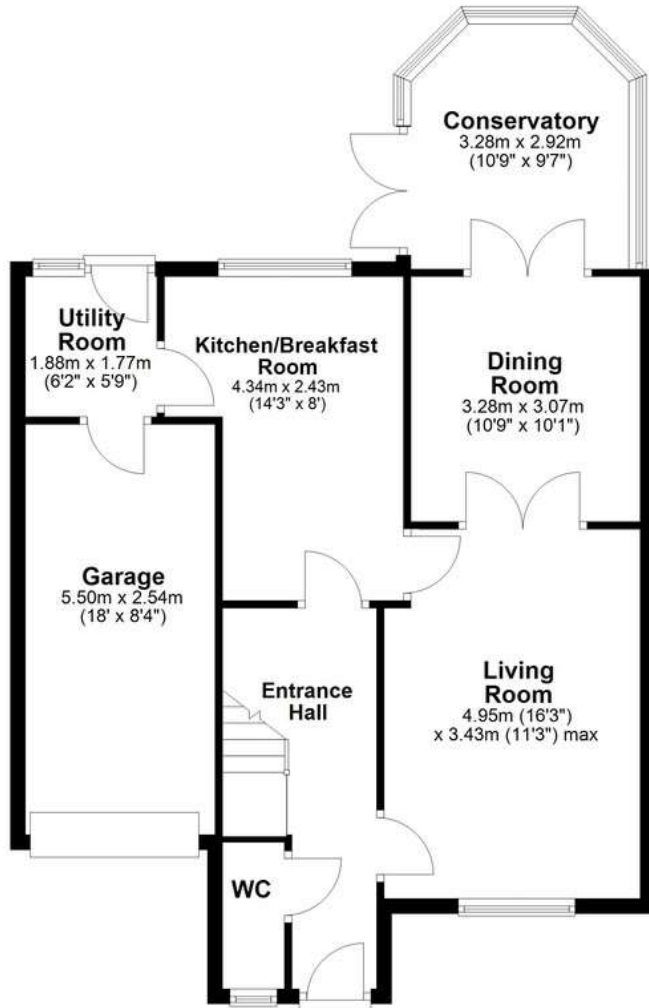




599 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 428 336** Email: info@cornerstoneea.co.uk www.cornerstoneea.co.uk

Ground Floor

Approx. 78.2 sq. metres (841.8 sq. feet)



First Floor

Approx. 65.8 sq. metres (707.9 sq. feet)



Total area: approx. 144.0 sq. metres (1549.8 sq. feet)

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 view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		