

247 Rowley Lane,  
Lepton HD8 0EJ

OFFERS AROUND  
£350,000



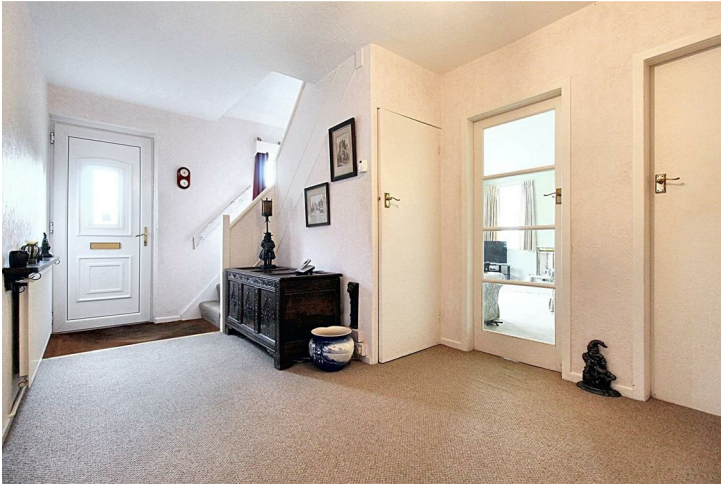
THIS EXTREMELY SPACIOUS FOUR DOUBLE BEDROOM DETACHED BUNGALOW IS BURSTING WITH POTENTIAL AND BOASTS A GOOD SIZE PLOT WITH BEAUTIFULLY LANDSCAPED GARDENS, SWEEPING DRIVEWAY AND ATTACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING E

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 16'1" x 9'2" max**

You enter the property through a part glazed upvc door into this impressive and welcoming entrance hallway which has ample space for removing outdoor clothing and for freestanding furniture if desired. An understairs cupboard provides storage and doors lead through to the living room, dining kitchen, dining room/bedroom four, bedroom one and the family bathroom. Stairs with a timber balustrade and front facing window ascend to the first floor landing.



### **LIVING ROOM 14'11" x 14'11" max max**

This generous size, dual aspect living room is flooded with natural light through the large bay window and two side windows giving pleasant garden and driveway views. The focal point of the room is an inset gas fire with decorative marble surround. There is ample space for freestanding living room furniture and a door leads through to the entrance hallway.



### **DINING KITCHEN 17'1" x 12'10" max**

The dining kitchen has lovely views over the rear garden and is fitted with a range of timber effect wall and base units, complimentary work tops and a stainless steel sink with mixer tap over. Integrated appliances include a double oven with grill and a four ring gas hob with extractor above. There is plumbing for a washing machine and space for a freestanding fridge freezer. To the side of the kitchen is space for a dining table and chairs. A characterful beam to the ceiling and vinyl flooring underfoot completes the look. Patio doors open to the rear garden, a sliding hatch opens to the dining room and a door leads back through to the entrance hallway.



### **DINING ROOM/ BEDROOM FOUR 11'11" x 10'11" max**

Currently used as a dining room and positioned to the front of the property with views over the front garden and driveway is this good size room with space for freestanding furniture which could also be used as a bedroom. A door leads through to the entrance hallway.



### **BEDROOM ONE 15'3" x 10'0" max**

Located on the ground floor to the rear of the property is this neutrally decorated double bedroom which benefits from a bank of fitted wardrobes, drawers and dressing table, space for freestanding bedroom furniture and a large window overlooks the garden. A door leads through to the entrance hallway.



### **BATHROOM 10'9" x 6'0" max**

This light and airy ground floor bathroom comprises of a white four piece suite which comprises of a pedestal hand wash basin, low level w.c, corner bath and a shower cubicle with glass screen. The room is fully tiled, has complimentary tile flooring underfoot, a rear obscure window and a door leads through to the entrance hallway.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing, doors open to two double bedrooms, w.c and a cupboard which houses the boiler and has space for storing towels and bed linen.

### **BEDROOM TWO 15'3" x 10'9" max**

Nestled in the eaves is this well presented double bedroom which benefits from a bank of fitted wardrobes, dressing table, eaves storage and space for freestanding furniture. A window allows natural light to flow through, gives rooftop views with countryside in the distance and a door leads on to the landing.



### **BEDROOM THREE 13'8" x 10'11" max**

Another double bedroom in the eaves which is currently used as a store room but has ample space for freestanding furniture and a widow giving rooftop views. A door leads on to the landing.



### FIRST FLOOR W.C

Neatly positioned to serve the first floor bedrooms is this handy cloakroom which comprises of a low level w.c and pedestal hand wash basin.



### REAR GARDEN

This beautifully maintained rear garden has a patio ideal for outdoor dining and entertaining which can be accessed by the dining kitchen patio doors and a well kept lawn surrounded by flowerbeds, bushes and shrubs. A wrought iron gate opens to the side which gives access to the rear of the garage.





### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

You enter the sweeping driveway which allows parking for multiple vehicles to a single attached garage which has timber doors, electric and light.

An attractive landscaped lawn garden is enclosed by well maintained hedging and flowerbed borders. There is ample space for garden furniture if desired.



## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

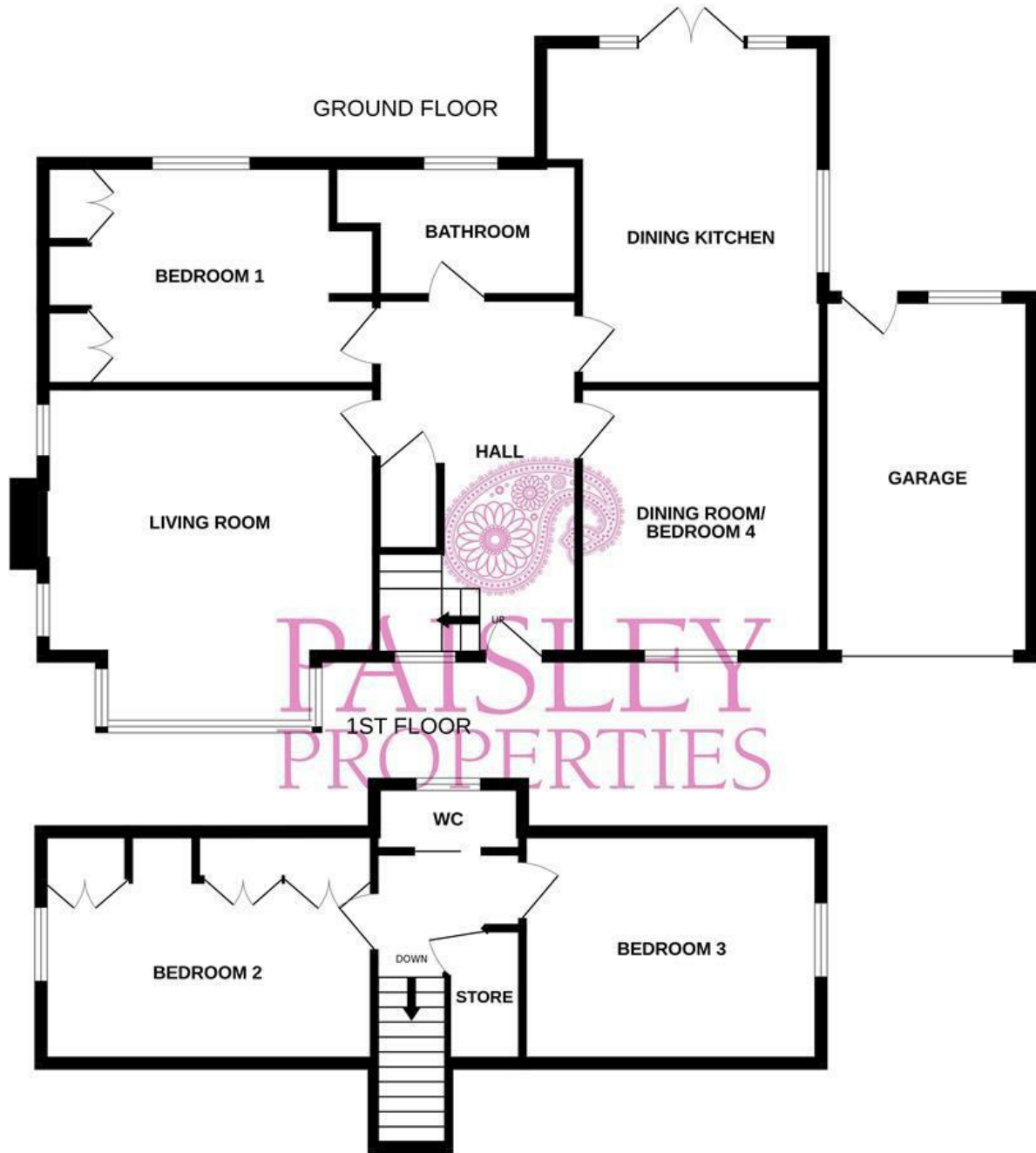
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

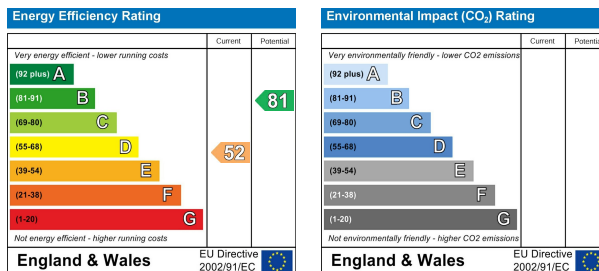
## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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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