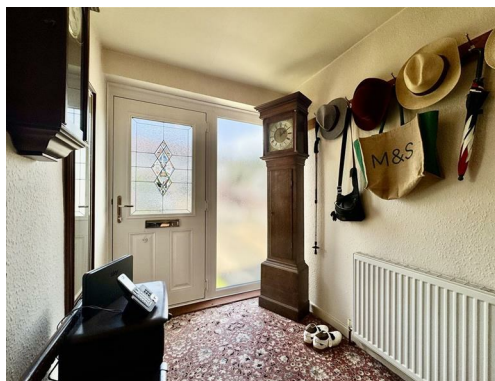


32 Grosvenor Way,
Lepton HD8 0HD

OFFERS AROUND
£185,000



SITUATED IN POPULAR LEPTON IS THIS THREE BEDROOM SEMI DETACHED PROPERTY WHICH IS IN NEED OF SOME MODERNISATION BUT BOASTS SPACIOUS LIVING ACCOMMODATION THROUGHOUT, GENEROUS GARDENS, DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND DETACHED GARAGE. NO VENDOR CHAIN

FREEHOLD- POSSESSORY TITLE / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door with attractive leaded insert which includes useful understairs storage, staircase leading to the first floor and doors to living and kitchen areas.



LOUNGE 11'8" x 12'11"

A bright and spacious living room located to the front of the property including a feature recessed chimney breast currently housing a stove effect electric fire, fitted shelving and a walk-in Upvc double glazed bay window.



KITCHEN 6'11" x 11'6"



Positioned to the rear of the property and including a range of older wood wall and base cupboard units with inset stainless steel sink unit, plumbing for washing machine, space for fridge and cooker, useful pantry store with fitted shelving, window overlooking the rear garden, composite style side door with attractive leading, serving hatch to dining room and opening to formal dining area.

DINING ROOM 11'6" x 11'6"

A spacious second reception room, ideal as a formal dining area or secondary living area having chimney breast with fitted recessed shelving and occupying a particularly pleasant aspect to the rear with sliding patio doors giving direct access to the particularly pleasant rear garden. This room and the adjoining kitchen may well offer potential to combine into one larger dining kitchen, subject to relevant consents and building constraints.



FIRST FLOOR LANDING

Stairs ascend to the first floor landing having side window, loft access hatch with drop down ladder and access to all bedrooms.



BEDROOM ONE 11'6" x 11'8"

This generous double bedroom affords plenty of space for furniture and includes fitted wardrobes with sliding mirror doors providing hanging and storage space and window to the front elevation.



BEDROOM TWO 11'1" x 11'8"

A second generous double bedroom again having fitted space for freestanding furniture and fitted wardrobes with sliding mirror doors. A window to the rear affords far reaching rooftop views.



BEDROOM THREE 6'2" x 7'6"

A well proportioned third single bedroom or possible home office/study having fitted shelving and window to the rear.



HOUSE BATHROOM 6'0" x 7'8"

A good sized family bathroom furnished with a three piece white suite with pine panelled surround, over bath shower with folding screen, ladder style radiator and obscured window to the front.



REAR GARDEN

To the rear of the property is a delightful enclosed garden accessed via an attractive wrought iron gate, being mainly laid to lawn, small paved seating area directly next to the patio doors and fenced and hedged boundaries affording a good degree of privacy.



EXTERNAL FRONT, GARAGE & DRIVEWAY

To the front a paved and tarmacadam driveway leads to a detached single garage with further lawn with dwarf wall to the front.



POSSESSORY TITLE

We are advised that the property is held under a possessory title. Further details available on request.



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 for a free, no obligation quote or for more information.

***MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND: C / Kirklees

PROPERTY CONSTRUCTION:

Standard brick and block with pebble dash rendered upper

PARKING:

Driveway and single detached garage

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

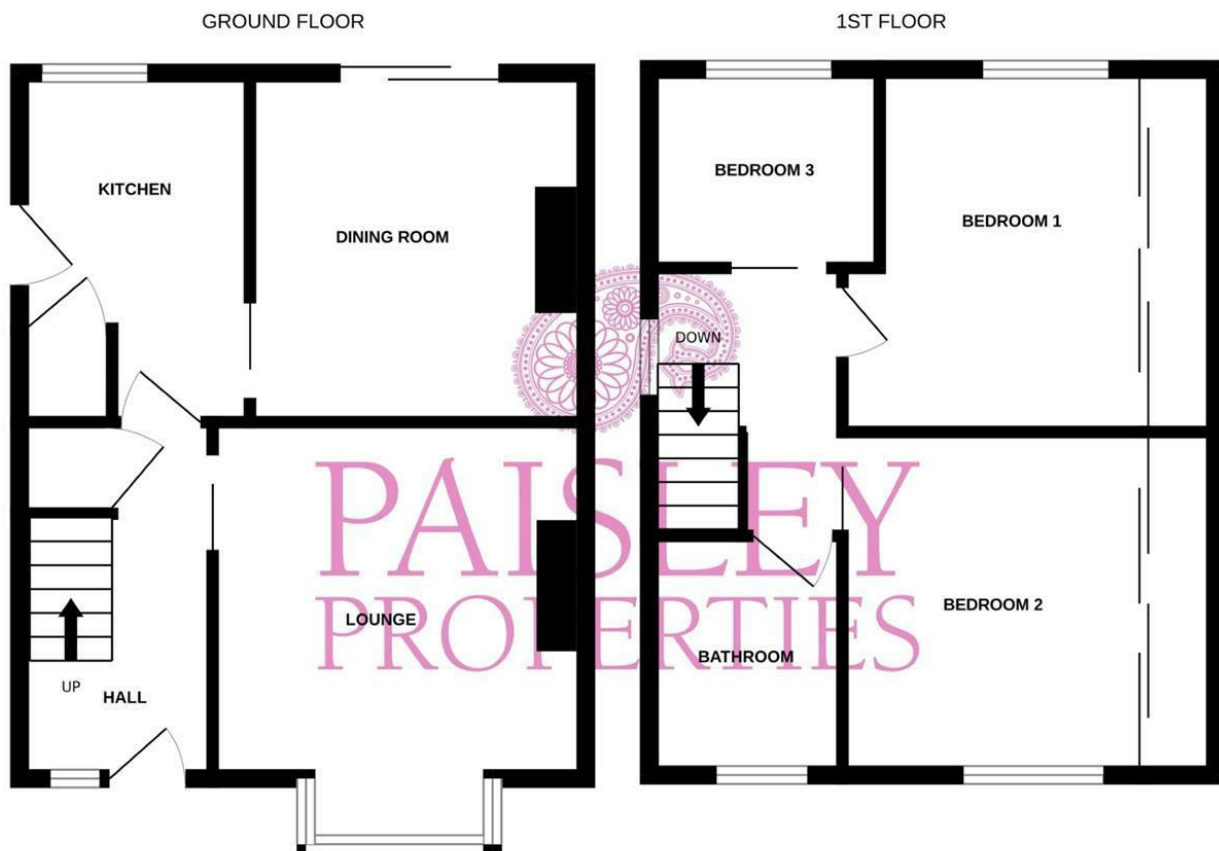
Electricity - Mains

Heating Source - Mains Gas

Broadband - TBC

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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PAISLEY
PROPERTIES