



Sorbus Way  
Lepton  
Huddersfield  
West Yorkshire  
HD8

Offers In Excess Of £390,000

bettermove

## Sorbus Way Huddersfield

Bettermove are proud to present this 4 bedroom detached house in Lepton.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

The council tax band is E.

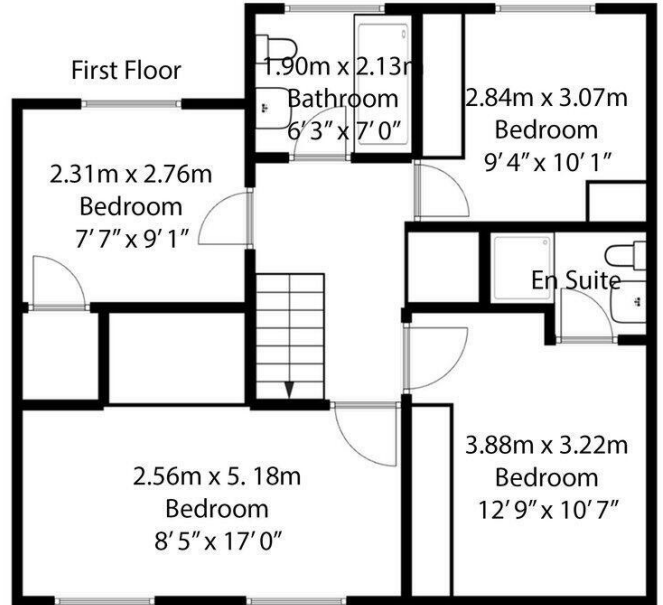
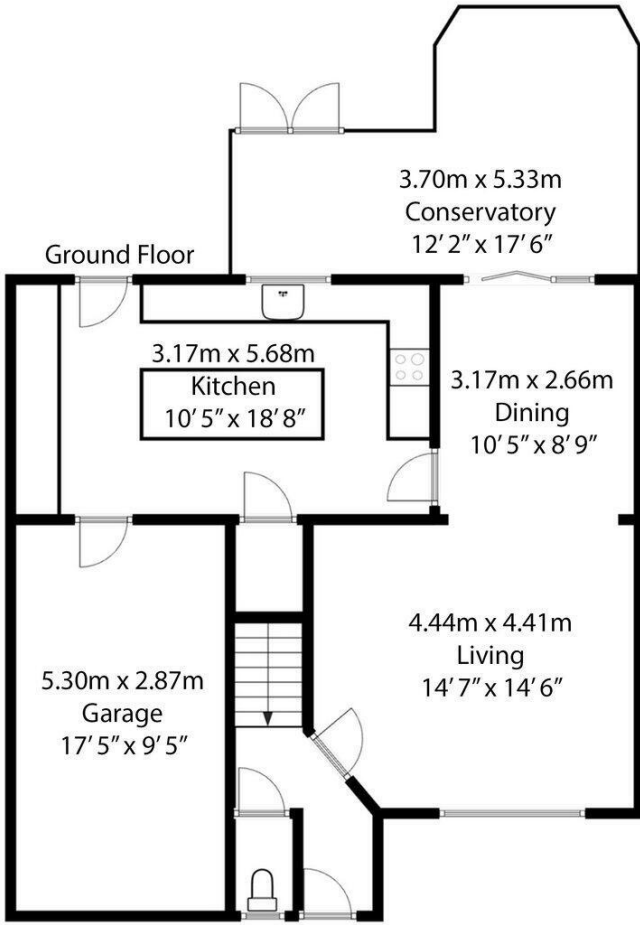
The interior of this beautifully presented property comprises a spacious living room, dining room, downstairs WC, conservatory and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Lepton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Stocksmoor train station (3.4 miles), variety of bus routes and the A642.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



All Measurements are approximate and are for display purposes only. No liability is accepted by the Agency as to the exact measurements of the rooms.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	71	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

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



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