



Applegate  
Properties



## Beaumont Street, Netherton, Huddersfield, HD4 7HD

### Offers In Region Of: £140,000

Ideally positioned close to the centre of popular Netherton village, this deceptively spacious mid-terraced property offers flexible two/three bedroom accommodation arranged over three floors. Well placed for access to both the Holme Valley and Huddersfield, as well as being within easy reach of highly regarded local schooling, the property presents a superb opportunity for a variety of buyers including first-time purchasers, investors or downsizers.

- Mid terrace
- Two beds plus basement room
- Village location
- Ideal first home



## PROPERTY DESCRIPTION

The accommodation is well maintained throughout and benefits from gas central heating and recently installed double glazing. A welcoming entrance leads into a spacious living kitchen, complete with fitted units and a charming feature fireplace with stone surround, offering a cosy yet functional living space.

Stairs lead down to a converted lower ground floor basement room, which provides excellent versatility and could be used as a potential bedroom space (subject to consents & permissions), home office, or additional reception space. This room also benefits from its own en suite shower room, offering flexibility for guests or extended family.

To the first floor are two further bedrooms, including one well-proportioned double, along with a house bathroom fitted with a modern three-piece white suite and over-bath shower. Offering generous living space in a well-connected village location this is a rare find that combines practicality, comfort, and accessibility.

EPC: C

Tenure: Freehold

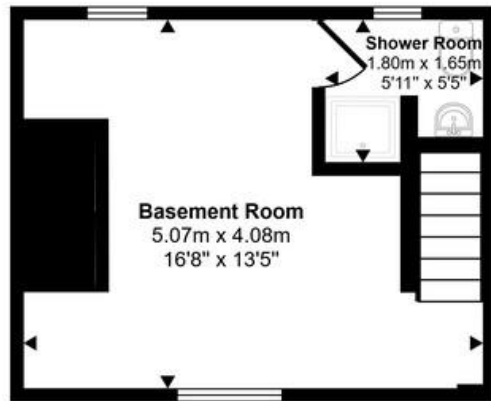
Council Tax: A

Material Information: we are advised that the property has mains gas, electricity, water and drainage.

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



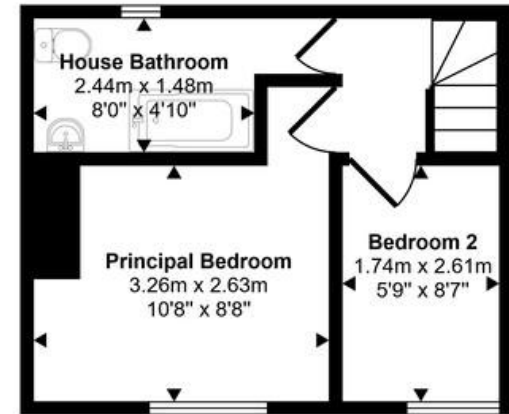
Approx Gross Internal Area  
64 sq m / 688 sq ft



Lower Ground Floor  
Approx 21 sq m / 224 sq ft



Ground Floor  
Approx 21 sq m / 231 sq ft



First Floor  
Approx 22 sq m / 234 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

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#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

#### Copyright

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED

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