

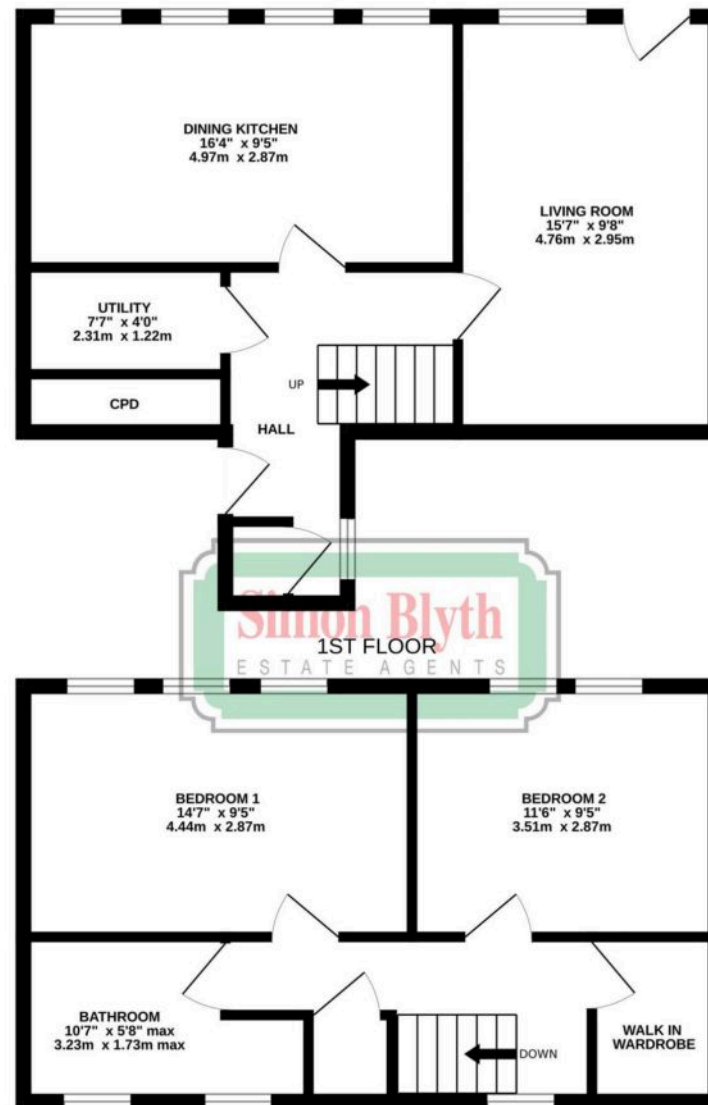


**1 Spruce Drive, Netherton**  
Huddersfield

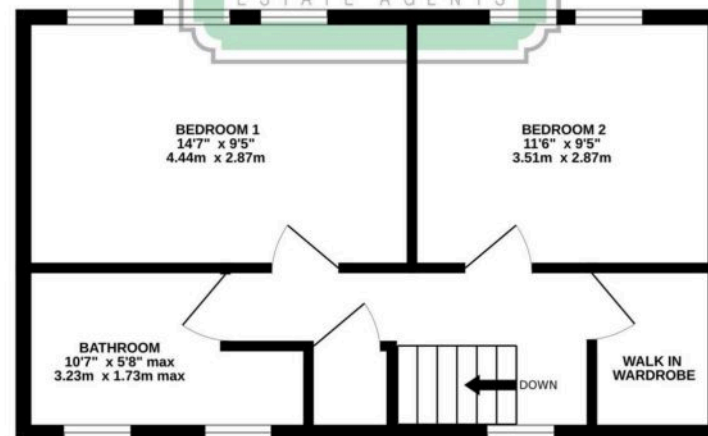
Offers in Region of **£180,000**



# GROUND FLOOR



# 1ST FLOOR



# SPRUCE DRIVE

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## 1 Spruce Drive

Netherton, Huddersfield

A beautifully presented and tastefully appointed two double bedroom end terrace house, overlooking a pleasant garden with southerly aspect and located close to local shops, farm shop, woodland walks and local junior and infant schools.

The property would make an ideal first time purchase with a ready to move into home in a popular village setting. The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance hall, living room, dining kitchen with matte grey shaker style units together with integrated appliances, there is also a utility room whilst to the first floor two good sized double bedrooms, walk in wardrobe and bathroom. Externally there is off road parking and gardens.





### Ground Floor

Which comprises entrance hall with a pvcu and frosted double glazed door, pvcu double glazed window, storage cupboard with fitted shelving, inset led down lighters, central heating radiator and to one side spindled staircase rises to the first floor. from the hallway access can be gained to the following rooms..-

### Living Room

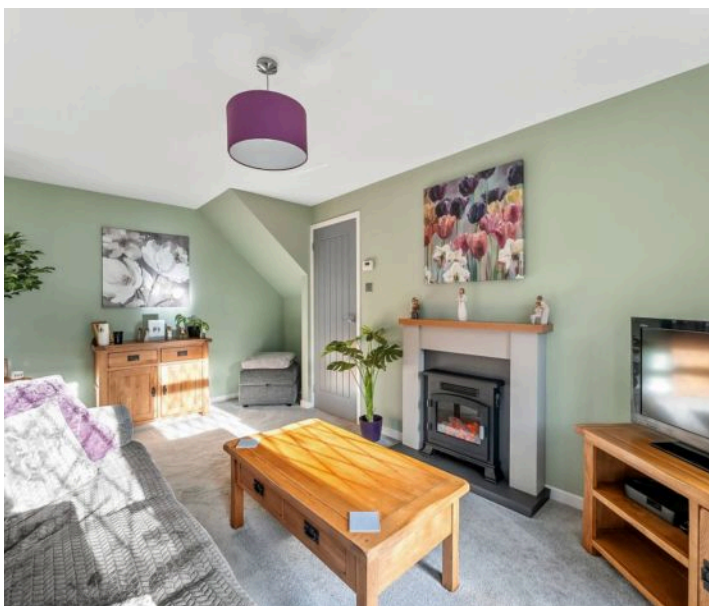
15' 7" x 9' 8" (4.75m x 2.95m)

This comfortable and well proportioned reception room has a pvcu double glazed window with adjacent pvcu and sealed unit double glazed door, this provides the room with plenty of natural light and enjoys a pleasant aspect across the garden. There is a ceiling light point, central heating radiator and as the main focal point of the room there is a feature fireplace which has timber mantle and is home to a flame effect electric fire.

### Dining Kitchen

16' 4" x 9' 5" (4.98m x 2.87m)

This generously proportioned room is situated adjacent to the living room and once again enjoys lots of natural light from four pvcu double glazed windows which lookout over the garden, inset led down lighters, central heating radiator, there is grey vinyl flooring and fitted with a range of matte grey shaker style base and wall cupboards, drawers, these are complimented by contrasting overlying timber effect worktops with matching splash backs with further tiled splash backs above and with the worktops extending to form a breakfast bar. There is an inset single drainer stainless steel sink with extending chrome monobloc tap, four ring AEG stainless steel gas hob with extractor hood over and AEG electric fan assisted oven beneath, there is an integrated fridge and integrated washing machine.



### Utility Room

7' 7" x 4' 0" (2.31m x 1.22m)

This has inset led down lighters, worktop with under counter space for tumble dryer and freezer and with a bank of fitted floor to ceiling cupboards which provides some excellent additional storage. From the hallway a staircase rises to the first floor landing.

### First Floor Landing

With loft access, pvcu double glazed window, two ceiling light points, central heating radiator and with a storage cupboard with fitted shelves over the bulkhead. From the landing access can be gained to the following..-

### Bedroom One

14' 7" x 9' 5" (4.45m x 2.87m)

This is the first of two good sized double bedrooms and has three pvcu double glazed windows providing plenty of natural light and looking out across the garden. There is a ceiling light point and central heating radiator.







### **Bedroom Two**

11' 6" x 9' 5" (3.51m x 2.87m)

A double room situated adjacent to bedroom one and having two pvcu double glazed windows looking out over the garden, there is a ceiling light point, picture rail and central heating radiator.

### **Walk in Wadrobe**

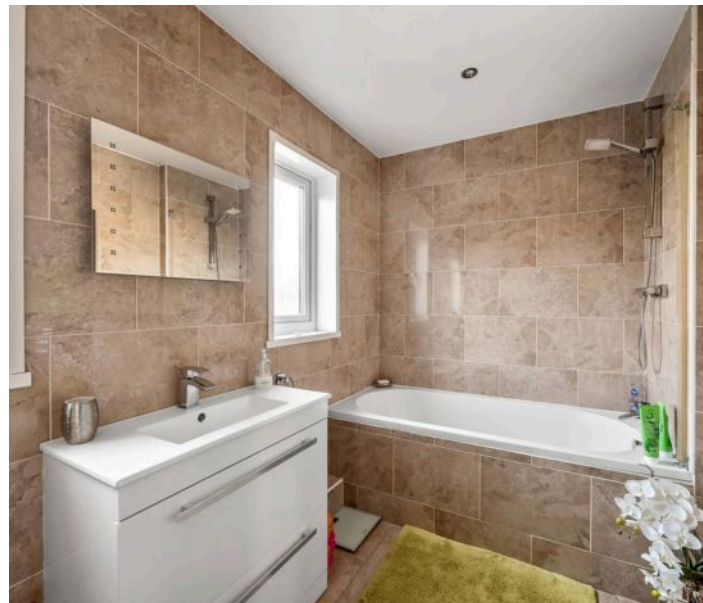
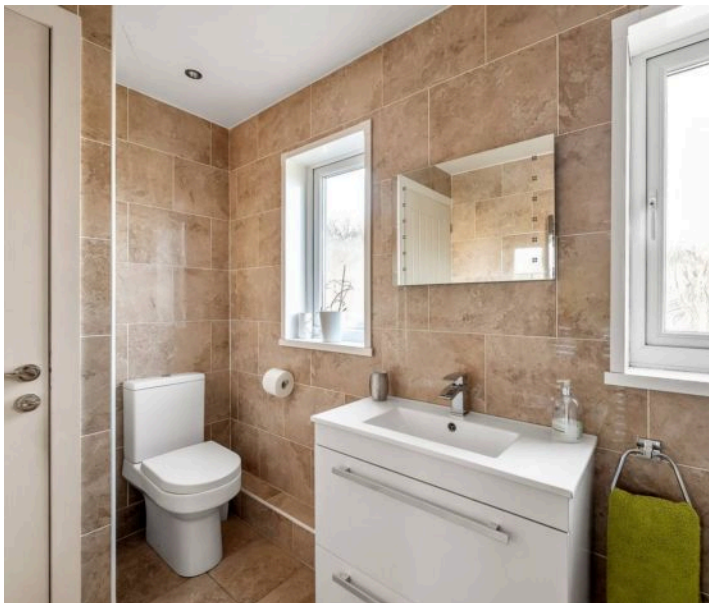
6' 0" x 3' 7" (1.83m x 1.09m)

With a ceiling light and fitted cloaks rail with storage above.

### **Bathroom**

10' 7" x 5' 8" (3.23m x 1.73m)

With two frosted pvcu double glazed windows, inset led down lighters, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush WC and bath with tiled side panel and chrome shower fitting.









### Garden

The property has an enclosed garden which has a southerly aspect, there is a stone flagged patio, lawn, planted trees and shrubs, outside cold water tap, outside power point and this continues down the left hand side where there is planted tree, lawn and timber garden shed. There is also a hand gate from Coppice Drive which opens onto a stone flagged pathway and giving access to the living room.

### Parking

There is a car park to the rear which provides off road parking.





**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878

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Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm





## Simon Blyth Estate Agents

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