



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Meltham Road
Netherton, Huddersfield



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Offers Over £400,000

**COMMANDING BREATH TAKING VIEWS IS THIS TRUE BUNGALOW WITH APPROX. 1.75
ACRES OF ITS OWN LAND AND SCOPE FOR A BUILDING PLOT TO THE SIDE.**



Having three bedrooms and three reception rooms this is a perfect bungalow with the opportunity for the buyer to make their own with new kitchen and bathrooms whilst also offering great scope to extend to the side or add another storey to create your own grand design to further enhance the views from the upper floor, subject to the necessary consents.

The gardens to the rear are a south facing landscaped delight whilst most of the rest of the land is light woodland which could be cleared in certain areas if required and permitted.

The property benefits from two detached garages, one with attached storerooms. The other has the benefit of a separate driveway entrance and offers the scope to the right-hand side of the property as you look from the road to apply for planning permission to replace this garage with a separate additional new build house.

N.B. The land has not been formerly measured and any buyer should assure themselves of this prior to any commitment.

WHAT3WORDS

///intelligible.roof.game

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

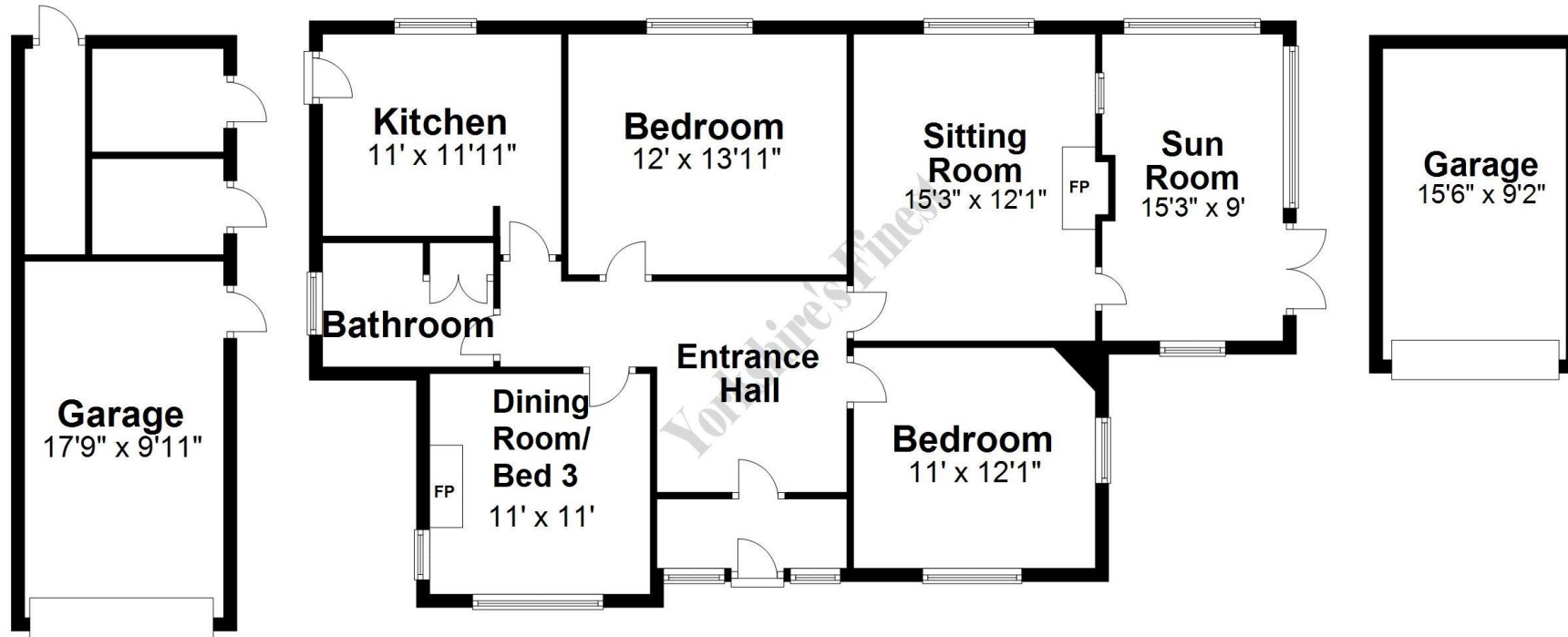
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor

Approx. 1551.4 sq. feet



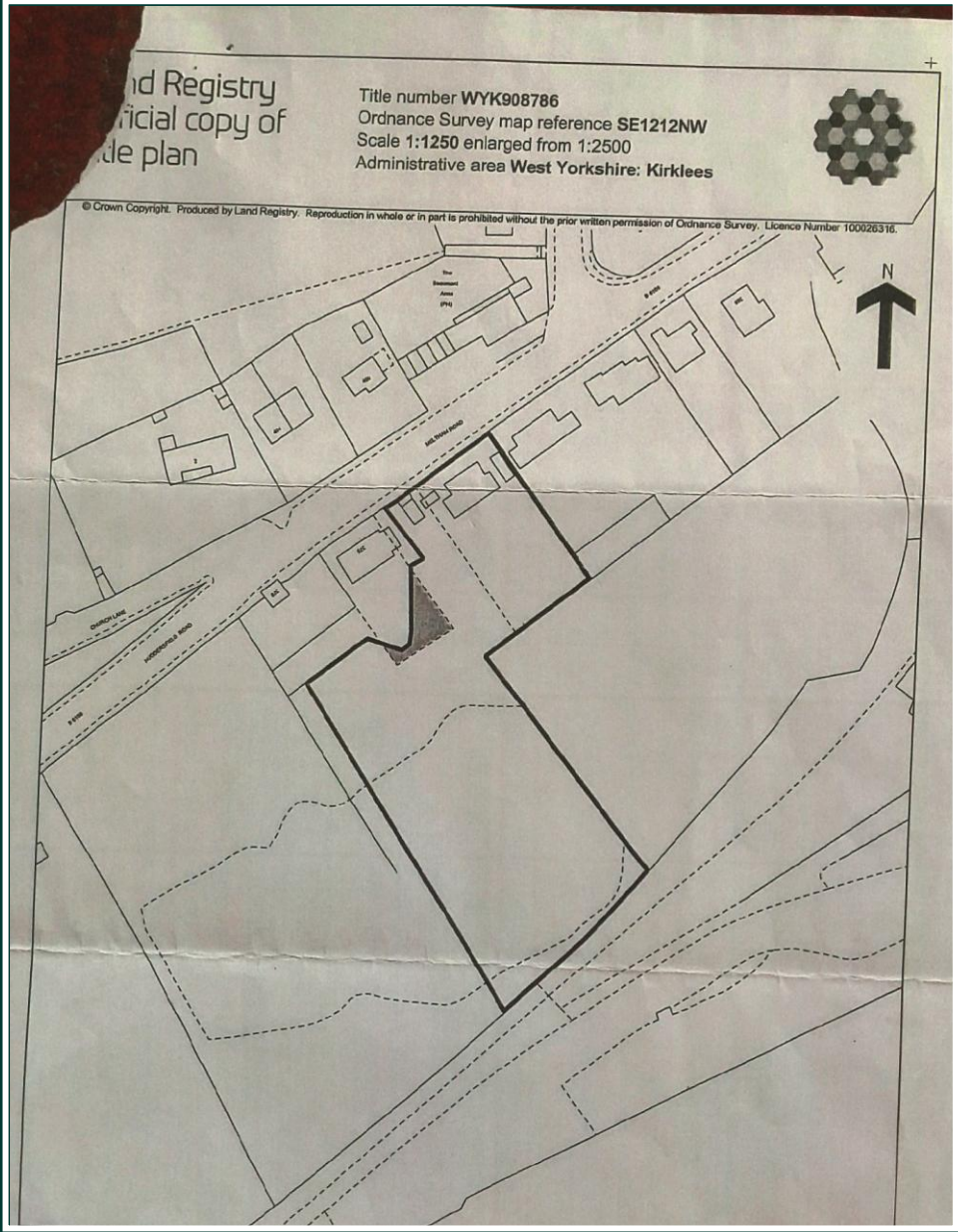


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