

198 Coppice Drive,
Netherton HD4 7WP

OFFERS AROUND
£180,000



****MOTIVATED SELLER - PRICED TO SELL****

ADJOINING OPEN FIELDS TO THE REAR IS THIS DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM TERRACED PROPERTY WHICH HAS BEEN FULLY REFURBISHED THROUGHOUT, BOASTS A LOW MAINTENANCE GARDEN, LOVELY VIEWS AND OFF STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the hallway through a part glazed timber door into a welcoming and light hallway with laminate flooring underfoot, panelled walls, stairs ascend to first floor landing and doors lead to the utility room, kitchen and a useful under stairs storage cupboard ideal for household items.

UTILITY ROOM 5'10" x 5'8"

Accessed from the entrance hallway is this handy utility room which has plumbing for a washing machine, space for a dryer and fridge freezer. This room houses the boiler and offers space ideal for storing towels, bed linen and other household items.



KITCHEN 11'7" x 8'6"

This recently fitted kitchen has a range of stylish sage wall and base units, contrasting roll top work surfaces, tile effect splash backs and a composite sink and drainer with mixer tap over. This room also benefits from an integrated electric oven, four ring gas hob with extractor fan over, dishwasher and space for a fridge freezer if desired. Laminate flooring completes the look. A door leads through to the entrance hallway and an opening leads through to the dining room.



DINING ROOM 11'6" x 6'9"

A great space for entertaining, this good sized dining room has space for a dining table, chairs and freestanding furniture. Two windows give a lovely view to the rear garden, laminate flows underfoot and openings leads back through to the kitchen and through to the lounge.



LOUNGE 11'6" x 11'5"

This beautifully presented lounge is bright and airy courtesy of the patio door and floor to ceiling window with views of the rear garden and fields beyond. There is a panelled feature wall and ample space for freestanding living room furniture. An opening leads to the dining room.



FIRST FLOOR LANDING

Quarter landing stairs with wood spindled balustrades and panelled walls ascend from the entrance hallway to the spacious first floor landing which has a loft hatch and doors leading through to three bedrooms and the house bathroom.



BEDROOM ONE 14'6" x 8'7"

Located to the rear of the property is this generous size and well presented double bedroom with ample space for additional freestanding furniture. Two windows overlook the rear garden, fabulous countryside views and a door leads through to the landing.



BEDROOM TWO 11'6" x 9'8"

Again located at the rear of the property with the same far reaching views is another spacious and well presented double bedroom with space for freestanding furniture and a door leads through to the landing.



BEDROOM THREE 8'8" x 8'5"

Located at the front of the property is this bright small double bedroom, which could also be used as a home office or nursery and a door leads through to the landing.



BATHROOM 9'7" x 5'5"

The house bathroom is fitted with a contemporary three-piece white suite, including bath with rainfall shower over and glass shower screen, pedestal hand wash basin with waterfall style taps and a low level W.C. The room is fully tiled with complimentary vinyl flooring underfoot, UPVC ceiling and a fitted storage cupboard provides space to store toiletries and other bathroom items. A front obscure window allows natural light to flow through and a door leads to the landing.



REAR GARDEN

Adjoining open fields, this peaceful and fence enclosed low maintenance lawn garden has a raised composite deck and is perfect for outdoor dining, entertaining and has ample space for outdoor furniture.

Access is permitted for neighbouring properties.

The vendor informs us that the fields to the rear are on green belt land.



EXTERNAL, FRONT AND PARKING

To the front of the property is a porch, space for pots and planters and an outdoor storage room ideal for garden tools or outdoor toys. There is a car parking area which has allocated parking for one vehicle and visitors.



***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Shared Parking

RIGHTS AND RESTRICTIONS
Neighbour have a right of access over the property's land

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 - Suggested speeds up to xxx mbps

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

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.

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.

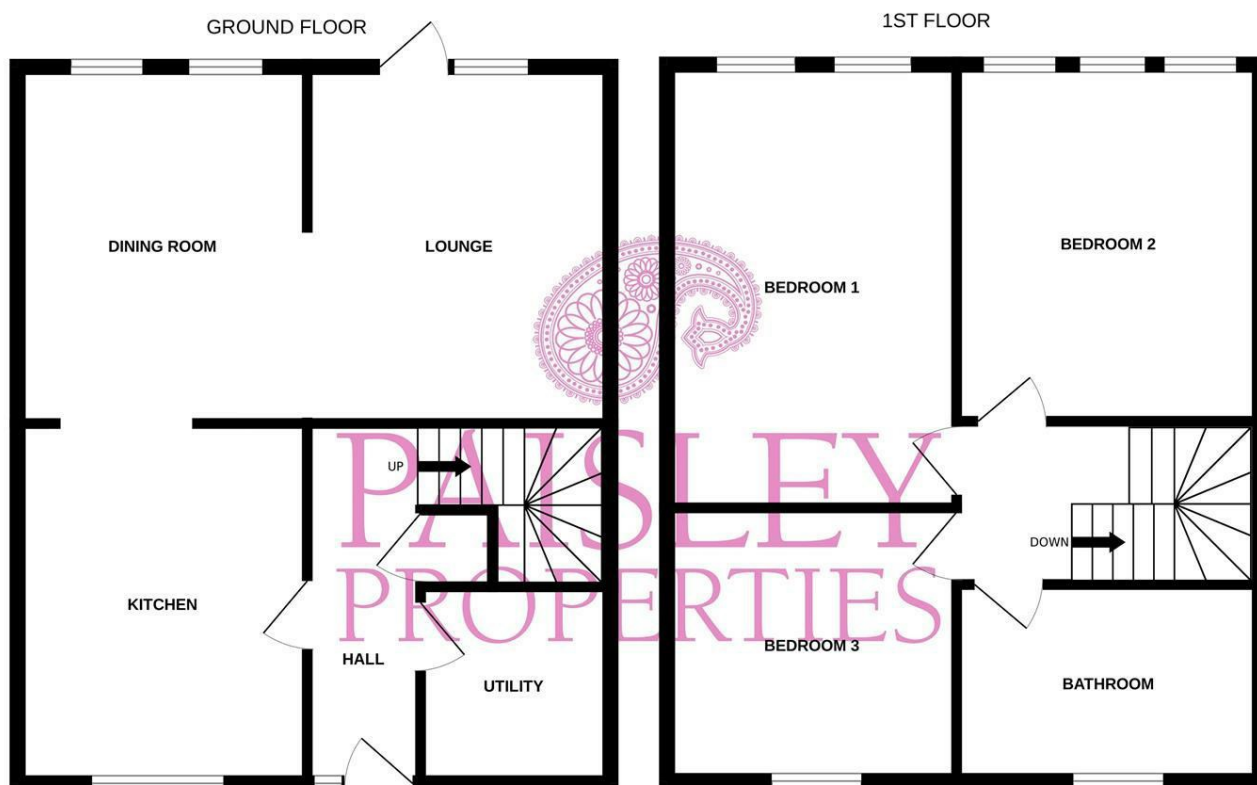
MORTGAGES

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. *

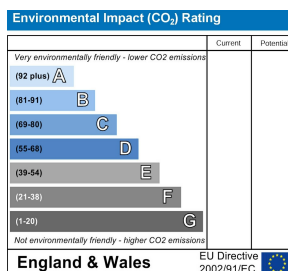
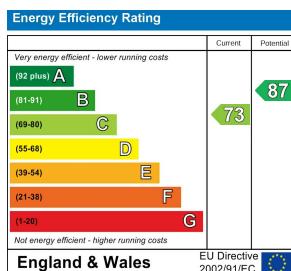
SURVEY TEXT

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.



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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