



57 Moor Lane, Netherton, Huddersfield, HD4 7HF
Asking Price £265,000

bramleys

This 2 bedroom, stone built end terraced property is situated in the popular and highly desirable village of Netherton. Having been extended from its original form by way of a substantial ground floor extension to the rear, the property now provides spacious living accommodation.

Offering superb open plan living to the ground floor, with a stylish breakfast kitchen and spacious lounge, the property also provides 2 good sized bedrooms to the first floor and a fully tiled wet room.

With high quality fixtures and fittings throughout, the property is further enhanced by gas fired central heating, uPVC double glazing and bi-fold doors to the dining kitchen.

Externally there is ample off road parking to the side, together with paved seating areas to both the side and rear.

The property would make an ideal purchase for the professional couple or young family alike.

Energy Rating: D





GROUND FLOOR:

Enter the property at the side, through a composite external door with sealed unit double glazed panels.

Living Room

25'4" x 16'4" (7.72m x 4.98m)

A most spacious, open plan living space has 2 separate feature fireplaces, both of which have heavy stone cheeks and mantel with Yorkshire stone flagged hearth and one housing a Dunsley multi fuel stove. There are 2 central heating radiators, a uPVC double glazed window and an archway which leads through to the dining kitchen.

Dining Kitchen

20'3" x 13'2" (6.17m x 4.01m)

A most spacious dining kitchen which has a range of modern wall, drawer and base units with laminated work surfaces, inset sink unit with mixer taps, pitched roof with inset ceiling spotlights, Bi-fold double glazed doors provide access to the side and a set of French doors lead into the rear garden. A stylish central island forms the focal point of this area, with a 4 ring ceramic hob, integral wine fridge, split level double oven and grill, marble work surface and breakfast bar.

FIRST FLOOR:

A spindlerail balustrade staircase rises to the first floor landing.

Landing

With a feature arched uPVC double glazed window.

Bedroom 1

12'8" x 15'5" max / 12'3" min (3.86m x 4.70m max / 3.73m min)

Situated to the front of the property, having a uPVC double glazed window, central heating radiator, cast iron Victorian style fireplace and sunken LED lighting.

Bedroom 2

12'7" x 9'1" (3.84m x 2.77m)

Situated to the rear of the property, with far reaching views. This room has a central heating radiator and uPVC double glazed window.



Wet Room

Furnished with a 3 piece suite comprising of a low flush WC, semi-pedestal wash basin with chrome mixer taps and walk-in shower cubicle with glazed screen and rainwater shower. There is also a uPVC double glazed window, chrome ladder style radiator and tiling to both the walls and floor.

OUTSIDE:

To the side of the property there is a block paved parking apron, with adjacent lawned gardens and a block paved seating area. To the rear there is a lawned garden, with a Yorkshire stone flagged seating area and timber fencing.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Chapel Hill and continue along this road which then comes Lockwood Road. Upon reaching the lights in Lockwood proceed straight ahead into Meltham Road, follow this road into the village of Netherton, take a left turning into Moor Lane where the property can be found on the left hand side identified by a Bramleys for sale board, opposite South Crosand CofE Junior School.

TENURE:

Leasehold - Term: 999 years from 29/09/1881 / Rent: £0.98

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

C

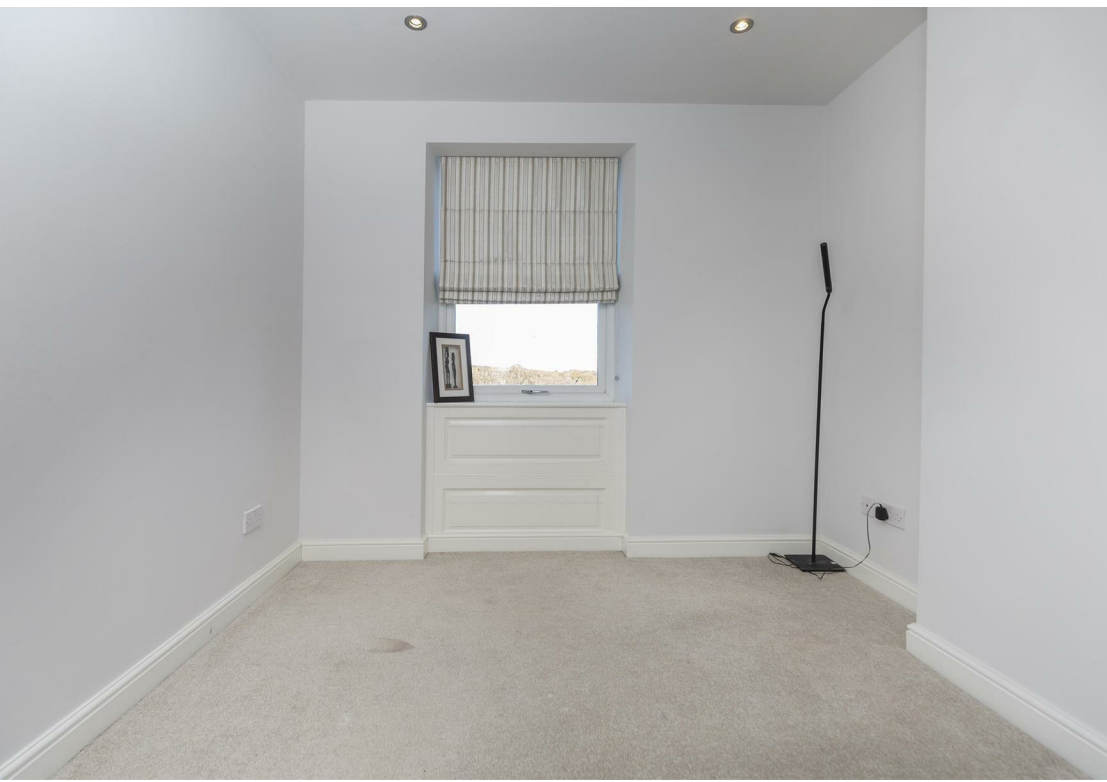
MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market

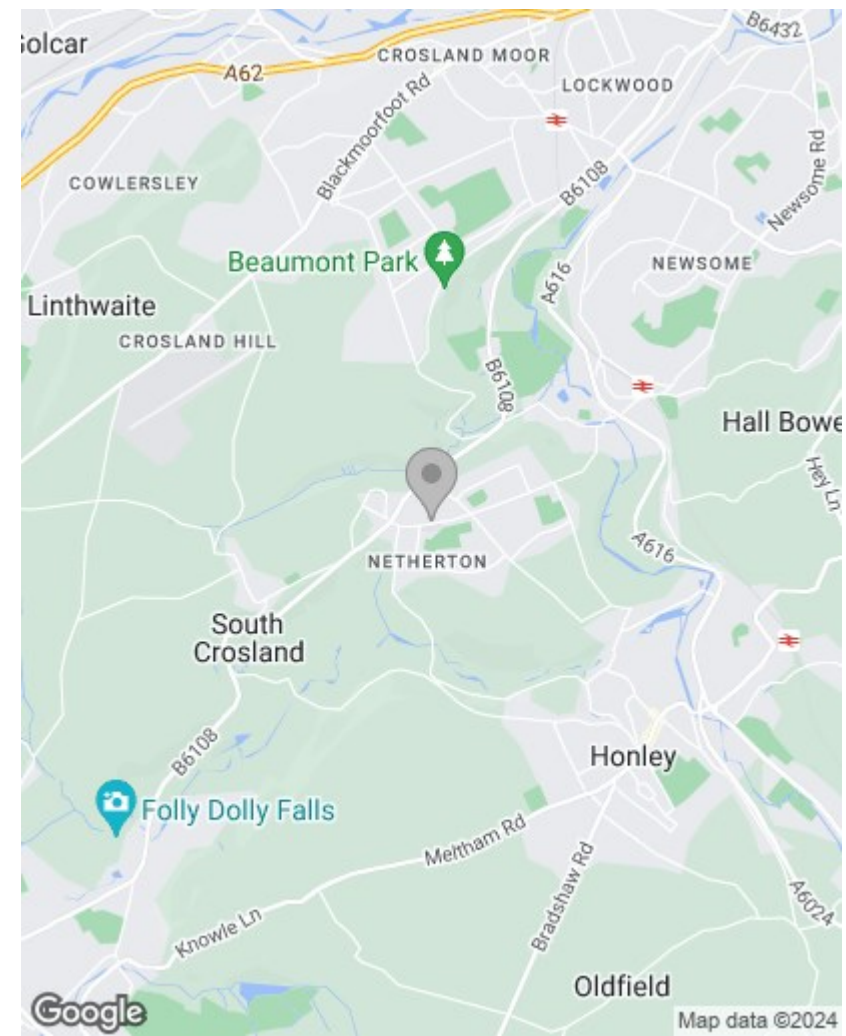
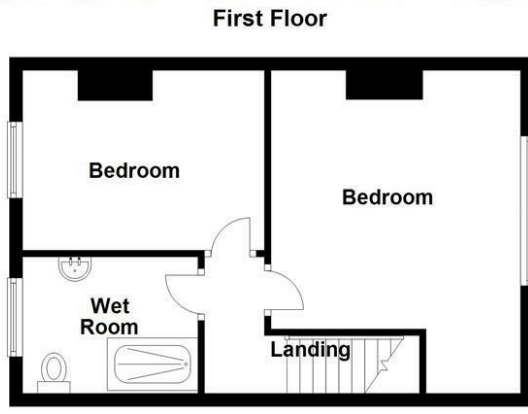
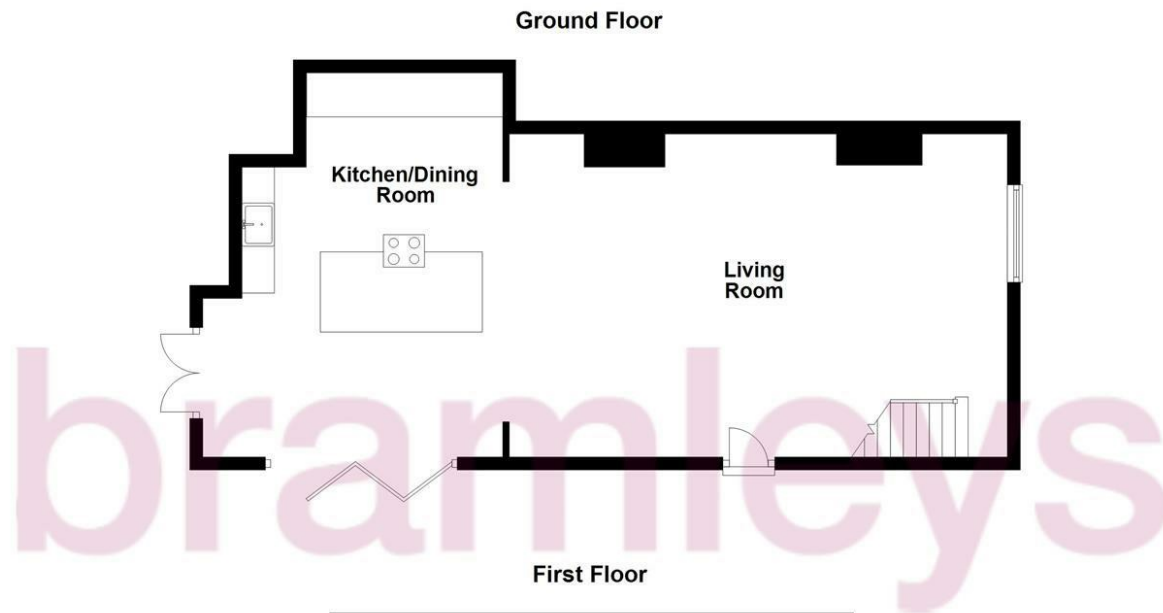
advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
63		
England & Wales		EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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