



34 Lavender Court, Netherton, Huddersfield, HD4 7LW
£250,000

bramleys

NO UPPER CHAIN

This 2 bedroomed semi-detached true bungalow, is situated on this peaceful residential cul-de-sac in the popular village of Netherton. With gas fired central heating and uPVC double glazing, the property has been further enhanced by a conservatory to the rear. Externally there are gardens to both the front and rear, together with a detached single garage. Forming an ideal purchase for those looking towards retirement, the property is ideally placed for access to the amenities within Netherton, Honley and Meltham. Whilst also being a short drive from Huddersfield town centre.

Energy Rating: D



GROUND FLOOR:

A uPVC double glazed entrance door gives access to the side entrance hall.

Side Entrance Hall

Having a central heating radiator and ceiling coving.

Lounge/Dining Room

17'7" x 10'11" (5.36m x 3.33m)

This spacious lounge/dining room has a central heating radiator, uPVC double glazed window to the front, ceiling coving and fitted gas fire.

Kitchen

8'10" x 9'3" (2.69m x 2.82m)

Fitted with a range of matching wall and base units with laminated work surfaces, part tiled walls and a fully tiled floor. There is a 4 ring gas hob, in-built oven and grill, 1.5 bowl Asterite sink unit with mixer taps and side drainer, plumbing for a washing machine, central heating radiator, sunken LED lighting and uPVC double glazed window.



Bedroom 1

12'4" x 10'11" (3.76m x 3.33m)

Having a range of matching furniture comprising of 7 door built-in wardrobes with matching bedside drawer units and overhead bedhead store cupboards. There is also a central heating radiator, ceiling coving and sliding patio doors leading to a conservatory.

Conservatory

9'2" x 7'6" (2.79m x 2.29m)

Having uPVC double glazed windows to 3 sides, the conservatory has a solid roof and an access door leading directly into the rear gardens.

Bedroom 2

9'4" x 8'5" (2.84m x 2.57m)

Peacefully situated to the rear of the property, having a central heating radiator, uPVC double glazed window and ceiling coving.



Shower Room

Being fully tiled to both the floor and walls and having a 3 piece white suite comprising a low flush toilet, vanity wash basin with chrome mixer taps and corner shower cubicle. There is a central heating radiator, uPVC double glazed window and built-in airing cupboard.

OUTSIDE:

The property has gardens to both the front and rear, the rear has a flagged patio and seating area, shaped lawned gardens with flowerbed borders. A side driveway leads to the detached single garage.

Detached Single Garage

17'0" x 9'0" (5.18m x 2.74m)

Having an up and over door, power and light points. The garage has a pitched roof therefore provides additional storage, if required.

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 (A616). Follow this road to the traffic lights at Lockwood, continue straight ahead on the Meltham Road and continue along this road into the village of Netherton. Turn left onto Moor Lane, take a right hand turning into

Coppice Drive and then a right into Lavender Court, where the property will be identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

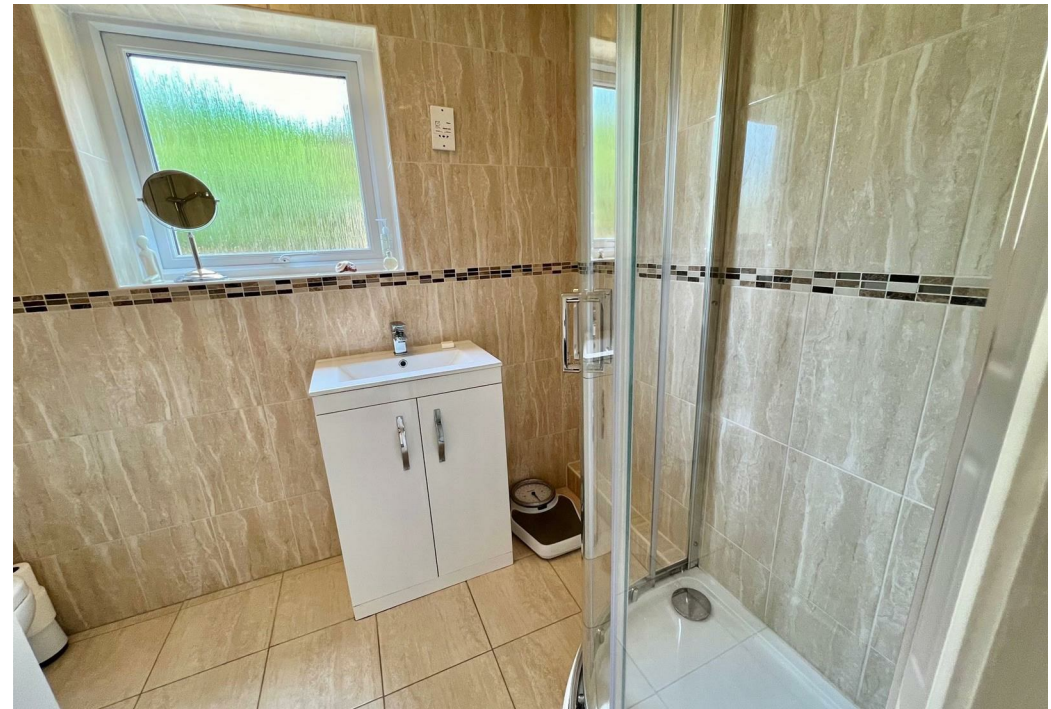
Band C

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.





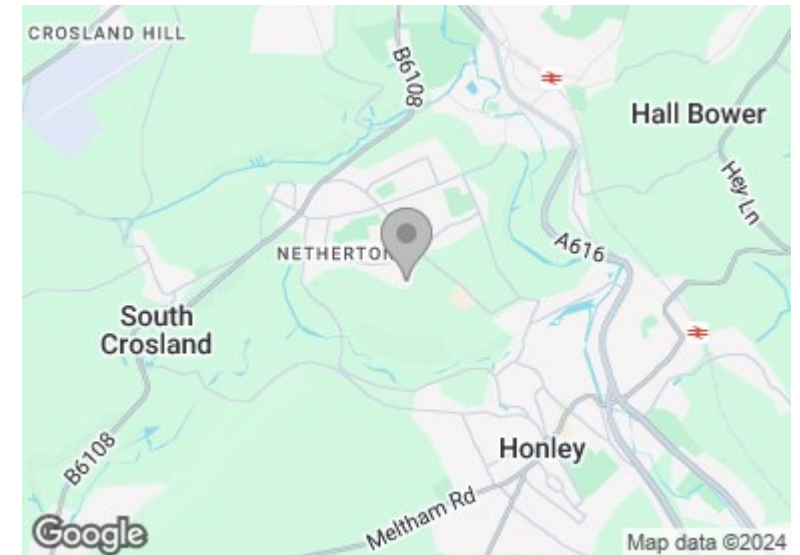


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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