



**bramleys**  
1484 530361  
www.bramleys.com  
*For sale*

117 Moor Lane, Netherton, Huddersfield, HD4 7JN

£500,000

**bramleys**



Offered with no upper chain. This 4 bedroom, stone built detached property provides spacious and versatile accommodation, in that there are two ground floor bedrooms, in addition to two first floor bedrooms.

Beautifully presented throughout and boasting an array of high quality fixtures and fittings. The property is further enhanced by en suite facilities to the master bedroom, breakfast kitchen with integrated appliances and granite working surfaces, gas fired central heating, sealed unit double glazing and the property is also fitted with an EV charging point, together with solar panels which provide discounted electricity (see note).

Set into a generous plot, with gardens to both front and rear, there is a detached tandem garage (double length), with adjacent storage outbuilding and open aspect to the rear.

Energy Rating: C









## GROUND FLOOR:

### Porch

A covered entrance porch leads to the main entrance door, which has feature leaded circular window and gives access to the entrance vestibule.

### Entrance Vestibule

With a tiled floor which extends through into the entrance hall.

### Entrance Hall

Fitted with a central heating radiator, 2 wall light points and picture rail décor.

### Lounge

13'10" x 14'10" plus bay (4.22m x 4.52m plus bay)

Having a semi-circular, sealed unit double glazed bay window to the front with stone mullions. There is also a timber framed double glazed gable window, oak flooring, deep sunk skirting boards and picture rail décor.

### Dining Room/Office

13'0" x 9'6" (3.96m x 2.90m)

A spacious dining room which has built-in understairs store cupboard, a central heating radiator and sliding double glazed patio doors which give access to the orangery.

### Orangery

18'7" x 10'8" (5.66m x 3.25m)

A most spacious orangery which has oak flooring with underfloor heating. There are uPVC double glazed windows to three sides, with a set of French doors which give access directly into the rear garden and additionally there are 4 Velux windows which provide a flood of natural light.

### Dining Kitchen

14'8" x 16'1" max (4.47m x 4.90m max)

An L-shaped dining kitchen which is fitted with a range of matching modern wall and base units, with granite work surfaces, part tiled walls and a fully tiled floor. There is a ring AEG induction hob, built-in oven and grill, integral fridge and dishwasher, inset stainless steel sink with chrome mixer tap and granite drainer, sunken LED lighting, recently fitted timber framed double glazed windows to side and rear and an access door to the utility. The kitchen also has a walk-in pantry cupboard and a timber door external access door.

### Utility

Plumbed for a washing machine, there are base and wall cupboards, granite work surface, part tiled walls and a fully tiled floor.

### Bedroom

12'10" x 12'9" (3.91m x 3.89m)

Peacefully situated to the rear of the property, having a central heating radiator, timber framed double glazed window and a sliding glazed door which leads into the en suite.

### En suite Shower Room

Furnished with 3 piece suite comprising of a low flush WC, vanity wash basin with ceramic wash bowl and a fully tiled shower cubicle. There is full tiling to both the floor and walls.

### Bedroom

12'9" x 11'10" plus bay (3.89m x 3.61m plus bay)

This spacious double bedroom has a square bay window to the front with sealed unit double glazed windows and stone mullions. There is a central heating radiator, dado rail, picture rail décor and deep sunk skirting boards.

### Bathroom

Furnished with a 3 piece white suite incorporating low flush WC, vanity wash bowl with cupboards beneath and chrome mixer tap, together with a deep sunk bath with central mixer taps and overhead shower. There are part tiled walls, fully tiled floor, a central heating radiator, sunken LED lighting and a timber framed double glazed window.

## FIRST FLOOR:

### Landing

### Bedroom

17'3" max x 9'7" max (5.26m max x 2.92m max)

Peacefully situated to the rear of the property, overlooking the adjacent playing fields. There are built-in wardrobes and drawers units, a central heating radiator and timber framed double glazed window.

### Bedroom

9'6" x 10'1" (2.90m x 3.07m)

Peacefully situated to the rear of the property, having a Velux window, central heating radiator and eaves storage.



OUTSIDE:

To the front of the property a twin stone pillared entrance with wrought iron gates gives access to the tarmacadam driveway which has parking for 3 vehicles. To the front of the property there is a shaped lawned garden with inset flowerbed, mature borders and feature stone walling. To the side of the property, a timber access gate leads to the rear which gives access to the detached garage and outbuilding which has power and light. To the rear there are extensive shaped, lawned gardens with Yorkshire stone flagged patio seating areas and paths, greenhouse and mature borders with flowers, bushes and shrubs. The rear garden provides an open aspect at the rear

Garage

23'6" x 8'3" min / 9'9" max (7.16m x 2.51m min / 2.97m max)

Having timber, double access doors and fitted with power/light points.

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), passing through Lockwood. At Lockwood Bar traffic lights go straight ahead onto Meltham Road, continue along Meltham Road until you reach the centre of Netherton village. Take a left hand turning into Moor Lane and the property can be found after a short distance on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

E

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:

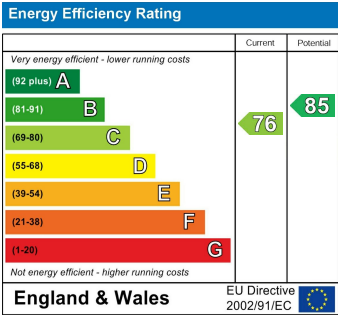
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.

PLEASE NOTE:

The vendors have informed us of the following information:- The house is equipped with a Zappi EV charger and this means the property benefits from a cheap overnight electricity tariff (approx. 25% of standard tariff) that allows both car and the installed Tesla Powerwall battery to be charged at the discounted rate. The battery then discharges throughout the day to meet the household demand. Sixteen solar panels allow electricity to be generated and stored in the Powerwall or sold directly to the grid in an automated process managed by the Powerwall. The panels, battery and EV charger were installed in 2022 are owned by the property and are included in the sale.



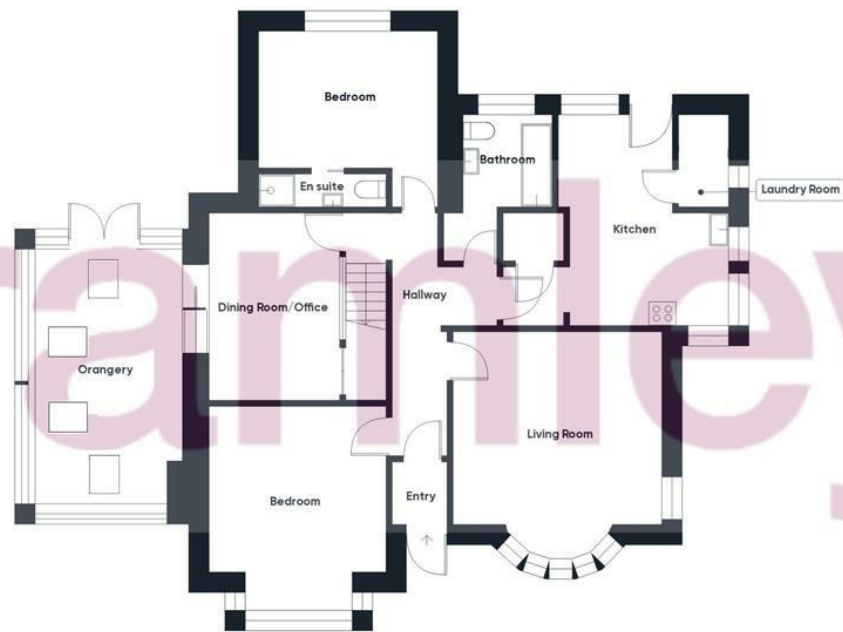












**Approximate total area<sup>(1)</sup>**

1539.46 ft<sup>2</sup>

143.02 m<sup>2</sup>

**Reduced headroom**

65.52 ft<sup>2</sup>

6.09 m<sup>2</sup>

(1) Excluding balconies and terraces

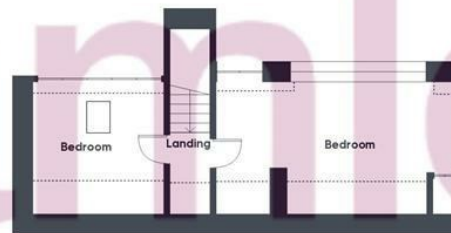
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



**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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