



23 Netherton Moor Road, Huddersfield, HD4 7JF  
Offers Over £340,000

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## NO UPPER CHAIN

This good sized, extended detached property is located in the much sought after village of Netherton. With good access to amenities and schooling, open countryside and rural walks within easy reach.

The versatile, extended accommodation would make an ideal family home and has been priced to reflect the cosmetic updating works required. Boasting a spacious lounge, separate dining room and kitchen, along with ground floor shower room and to the first floor there are 3 bedrooms, plus office/occasional room and family bathroom.

Situated on a good sized plot with block paved driveway providing ample off road parking, together with integral garage and enclosed rear garden with patio seating area and impressive aluminium veranda by Crocodile, with the potential to add glass sides to allow for all weather use. An early viewing is strongly recommended.





## GROUND FLOOR:

Enter the property through a uPVC external door.

### Entrance Hall

Fitted with a central heating radiator and stairs to the first floor.

### Shower Room

Furnished with a walk-in shower cubicle, wash hand basin and a low flush WC. There are part tiled walls, uPVC window and central heating radiator.

### Lounge

17'5" x 11'4" (5.31m x 3.45m)

This good sized lounge overlooks the front of the property and has 3 uPVC windows, a central heating radiator, and a fireplace with inset gas fire, back and hearth.

### Dining Room

9'0" x 8'7" (2.74m x 2.62m)

Overlooking the rear garden, having a central heating radiator and uPVC French doors providing access to the patio.

### Kitchen

12'2" x 8'0" (3.71m x 2.44m)

Fitted with a range of wall and base units, with working surfaces, tiled splashbacks and an inset sink unit with mixer tap and drainer. There is also a central heating radiator and uPVC door which gives access to the rear of the property.

## FIRST FLOOR:

### Landing

### Master Bedroom

17'4" x 12'10" (5.28m x 3.91m)

This good sized bedroom forms part of the extension, with uPVC windows to both front and rear, together with 2 central heating radiators.

### Office/Occassional Room

10'0" x 8'9" (3.05m x 2.67m)

With views over the rear garden, this room is fitted with a storage cupboard, uPVC window and central heating radiator. A door gives access into the master bedroom.

### Bedroom 2

14'11" x 10'0" (4.55m x 3.05m)

A good sized double bedroom, with uPVC double glazed window to the front and a central heating radiator.





### Bedroom 3

8'0" x 7'1" (2.44m x 2.16m)

Located to the front of the property, with a uPVC double glazed window and a central heating radiator.

### Bathroom

Furnished with a 3 piece modern suite comprising of a bath, wash hand basin and low flush WC. There are part tiled walls, a uPVC window and a central heating radiator.

### OUTSIDE:

To the front of the property there is a good sized block paved driveway which provides ample off road parking facilities and in turn leads to the integral garage. To the rear there is an impressive and spacious garden area, with Yorkshire stone patio with recently installed aluminium and glass veranda (by Crocodile) which creates an ideal entertaining space. The Veranda comes with a 10 year guarantee (runs to 2034), it can also be retro fitted with more glass sides and front glass doors to make it an enclosed space if desired. The rear garden also incorporates a lawned garden, with planted borders and is enclosed by timber fencing.

### Garage

With roller door, water supply, power and light.

### 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.

### TENURE:

Freehold

### COUNCIL TAX BAND:

D

### 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:

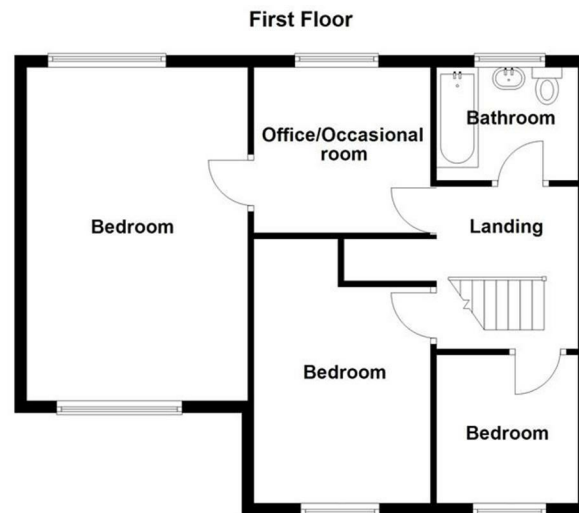
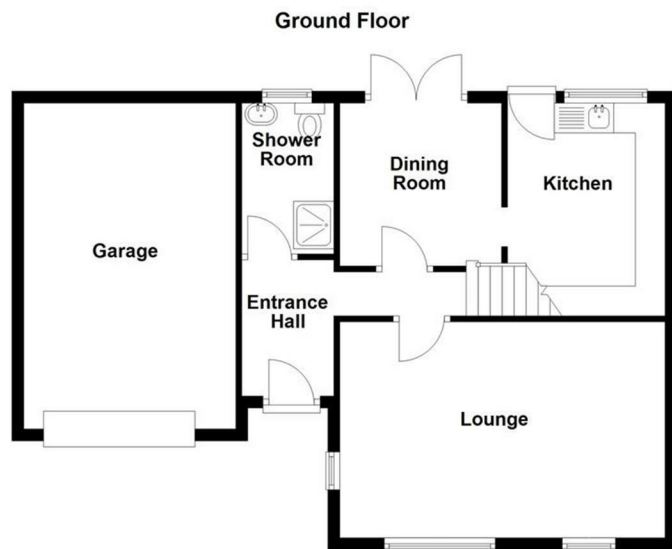
Please call our office to book a viewing on 01484 530361.











| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 70                      | 77        |
|   | 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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