



## 291 Coppice Drive

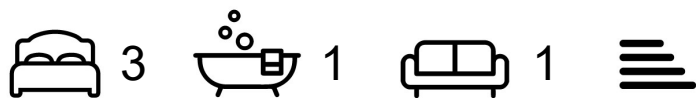
Netherton, Huddersfield, HD4 7WT

An attractive three bedroom townhouse in this sought after semi rural position a short walk from local amenities including Hinchliffes Farm shop and beautiful countryside. The spacious accommodation is over three floors with partially open plan lounge and dining kitchen and a kingsize master bedroom with ensuite. Briefly comprises entrance lobby, downstairs WC, lounge, dining kitchen. two first floor bedrooms, master with ensuite and family bathroom. To the loft is a further double bedroom with stunning views. Off road parking and enclosed level, lawned and paved garden.

£235,000

# 291 Coppice Drive

Netherton, Huddersfield, HD4 7WT



- THREE BEDROOM MODERN TOWNHOUSE
- DINING KITCHEN OPEN PLAN TO THE LOUNGE
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- OFF ROAD PARKING AND ENCLOSED PRIVATE GARDEN
- MASTER WITH ENSUITE, FAMILY BATHROOM AND DOWNSTAIRS WC
- NO VENDOR CHAIN

## Entrance

### WC

5'1" x 2'9" (1.55m x 0.84m)

### Lounge

15'4" x 11'11" (4.67m x 3.63m)

### Dining Kitchen

15'3" x 8'7" (4.65m x 2.62m)

## First Floor

### Bedroom 3

9'6" x 8'3" (2.90m x 2.51m)

### Master Bedroom

14'8" x 9'2" (4.47m x 2.79m)

### Ensuite

6'0" x 5'6" (1.83m x 1.68m)

### Bedroom 2

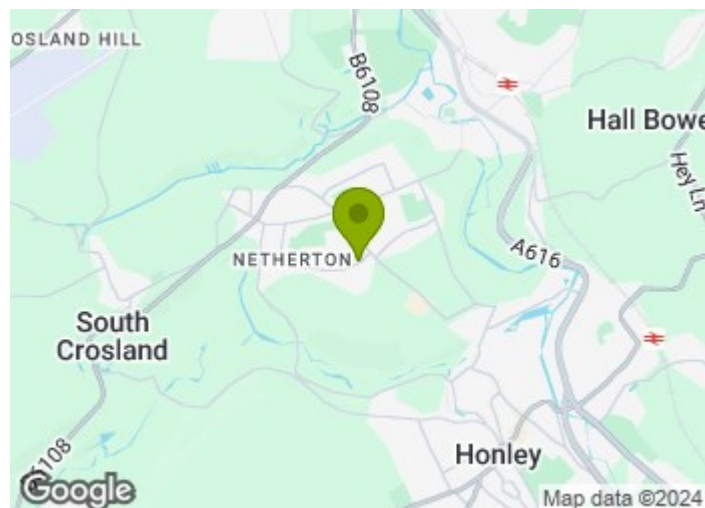
## Bathroom

6'9" x 5'6" (2.06m x 1.68m)

## Loft

## Garden

## Parking

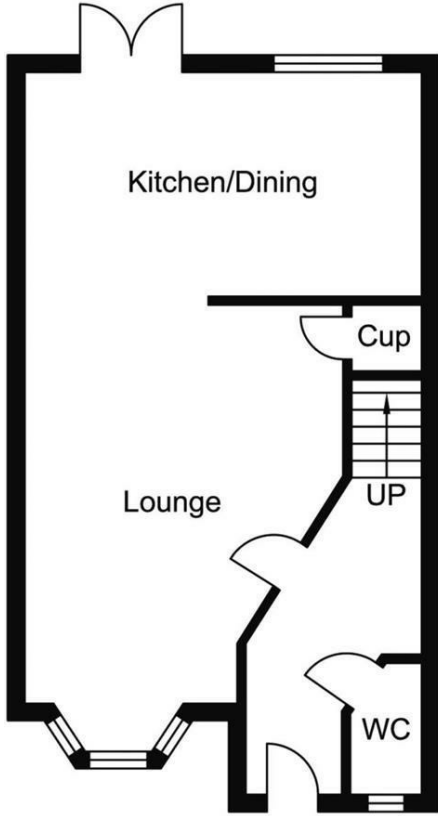


## Directions

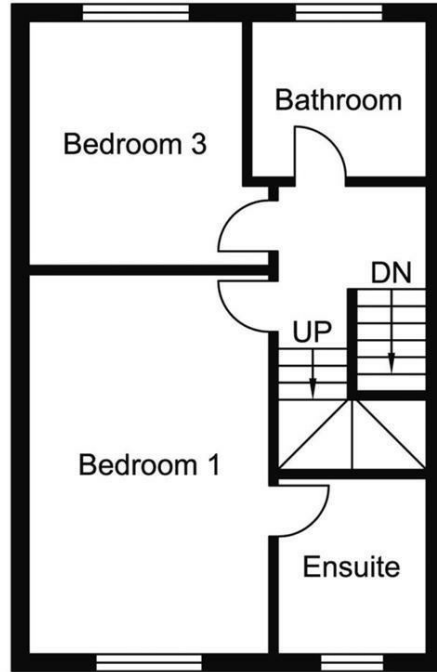
From the centre of Netherton turn onto Moor Lane, then right onto Netherton Moor Road. Coppice Drive will be found on the right and the house a short distance down here on the right.



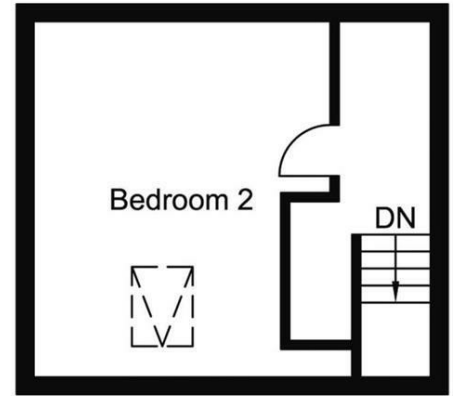
# Floor Plan



Ground Floor



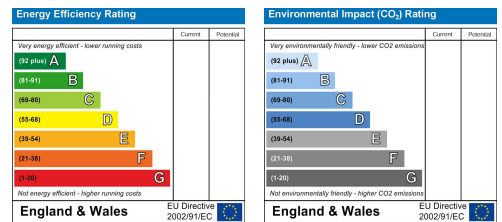
First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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