



# Snow Gate™

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## 7 Peregrine Court

Netherton, Huddersfield, HD4 7SW

A large three bedroom detached family home on a beautiful plot in this very sought after location where houses rarely come on the market. Immaculate throughout with quality fixtures and fittings and a fabulous landscaped garden. With gas central heating and UPVc double glazing the accommodation briefly comprises entrance lobby, downstairs wc, inner hallway, lounge, breakfast kitchen, family/dining room and conservatory. Three large first floor bedrooms and a family bathroom. Integral garage, off road parking and large level garden. Close to local amenities of Netherton and Honley, and surrounded by lovely countryside.

£400,000



# 7 Peregrine Court

Netherton, Huddersfield, HD4 7SW



- A BEAUTIFULLY PRESENTED AND SPACIOUS THREE BEDROOM DETACHED HOME
- THREE RECEPTION ROOMS AND BREAKFAST KITCHEN
- LARGE PLOT WITH STUNNING GARDENS AND OPEN ASPECT VIEWS
- CONTEMPORARY BATHROOM WITH DOUBLE ENDED BATH AND SEPARATE SHOWER
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- INTEGRAL GARAGE/UTILITY AND OFF ROAD PARKING

**Entrance**

**WC**

4'11" x 3'6" (1.50m x 1.07m)

**Inner Hallway**

**Lounge**

19'4" x 12'0" (5.89m x 3.66m)

**Breakfast Kitchen**

14'6" x 11'9" (4.42m x 3.58m)

**Integral Garage and Utility Area**

16'5" x 8'3" (5.00m x 2.51m)

**Family/Dining Room**

11'6" x 9'7" (3.51m x 2.92m)

**Conservatory**

9'3" x 8'6" (2.82m x 2.59m)

**First Floor Landing**

**Master Bedroom**

13'3" x 12'2" (4.04m x 3.71m)

**Bedroom 2**

13'1" x 9'5" (3.99m x 2.87m)

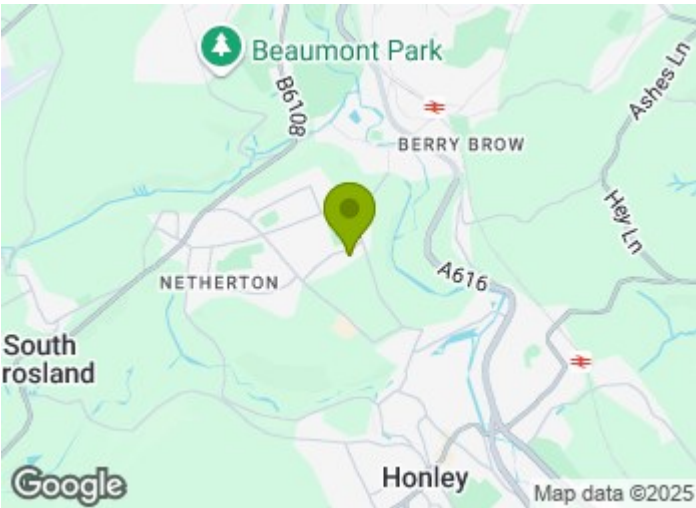
**Bedroom 3**

13'0" x 7'11" (3.96m x 2.41m)

**Family Bathroom**

9'11" x 6'3" (3.02m x 1.91m)

**Gardens and Parking**



**Directions**

From the centre of Netherton village head along Moor Lane and take a right onto Netherton Moor Road towards Hinchliffe's Farm Shop. Turn left onto Falconer's Ride and then a right into Peregrine Court where the property can be found at the top of the cul de sac.





Floor Plan

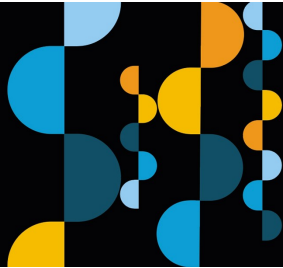
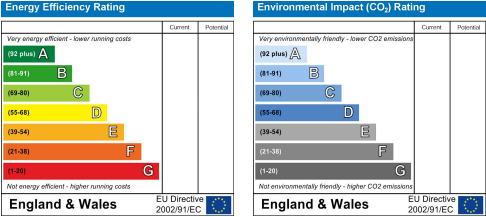


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Total Area: 143.6 m² ... 1545 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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**Snow Gate™**

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