



cornerstone
ESTATE AGENTS

Deyne Road
Huddersfield



Deyne Road, Huddersfield

Offers In Region Of £200,000

THIS CHARMING 2-BEDROOM SEMI-DETACHED HOME IS EXCEPTIONALLY WELL-PRESENTED THROUGHOUT, FEATURING A MODERN FITTED KITCHEN AND BATHROOM, UPVC DOUBLE GLAZING, AND GAS CENTRAL HEATING. IDEALLY SITUATED IN A CENTRAL VILLAGE LOCATION, THE PROPERTY ALLOWS RESIDENTS TO FULLY ENJOY THE GENEROUS AMENITIES IN NETHERTON AND BOASTS EXCELLENT PROXIMITY TO PUBLIC TRANSPORT.

The accommodation includes an entrance hall, lounge, dining kitchen, two bedrooms, and a house bathroom. Additionally, a delightful rear garden offers elevated views towards Castle Hill.

The spacious lounge, offering an elevated outlook towards Castle Hill, provides a pleasant and scenic view from the front of the property. It features a central gas fire and a door leading into the dining kitchen.

The dining kitchen is well-equipped with modern fitted base and wall units, integrated appliances



including an oven and hob with extractor fan, fridge, and freezer, along with plumbing for a washing machine. A window overlooks the rear garden, and a door provides access to the outside. An additional under-stairs cupboard offers convenient storage space. The front garden is low-maintenance, with steps leading from Deyne Road to paved walkways at the front and rear of the property. The rear garden features a lawn, a potting shed, and a garden shed, providing ample space for outdoor activities and storage. Additional outside storage is available in a brick shed.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band B

EPC: D

What3Words: splash.powder.along

Parking: On Road

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Available

Mobile Coverage: 4G available - check with your provider.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN

GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





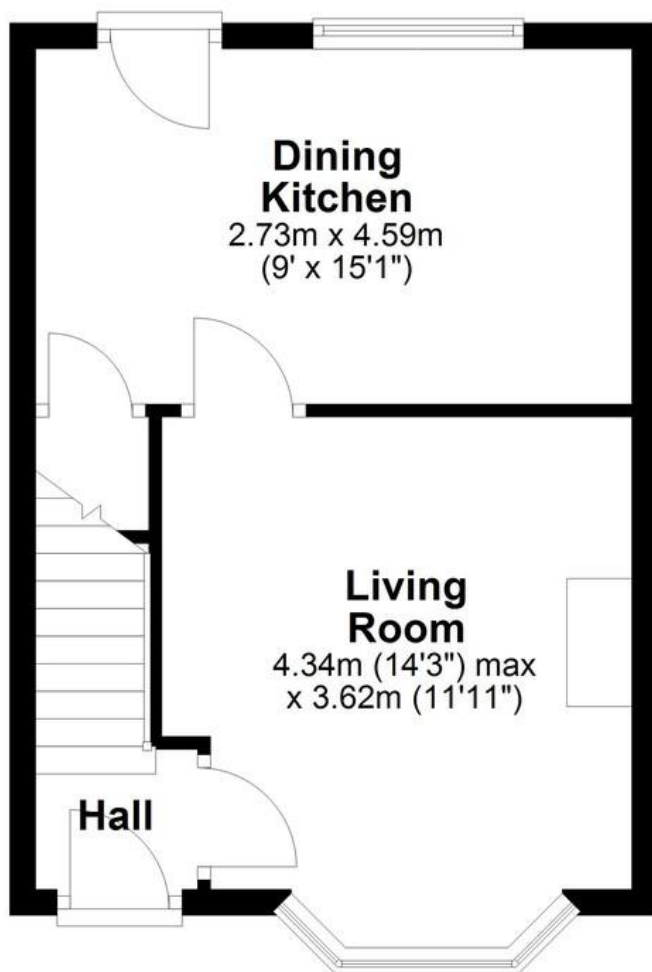




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

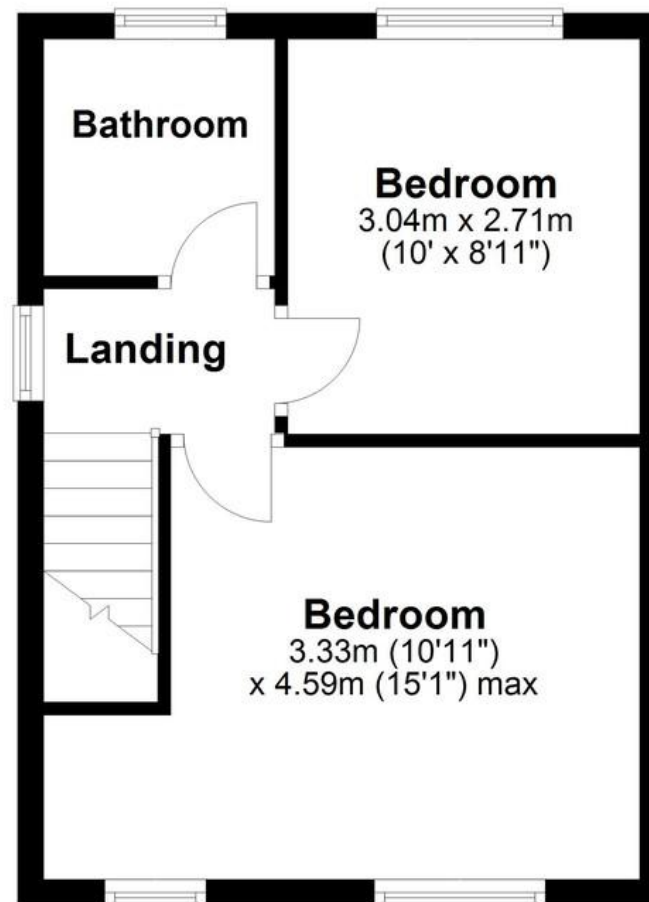
Ground Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.5 sq. feet)



Total area: approx. 59.7 sq. metres (642.5 sq. feet)