



cornerstone  
ESTATE AGENTS

Crescent Road  
Netherton, Huddersfield





## Crescent Road, Netherton

Offers Over £240,000

CORNERSTONE ESTATE AGENT IS DELIGHTED TO PRESENT THIS METICULOUSLY MAINTAINED MID-TERRACED, THREE-BEDROOM PROPERTY TO THE MARKET. NESTLED IN THE HIGHLY SOUGHT-AFTER VILLAGE LOCATION, IT BOASTS EXCELLENT CONNECTIVITY TO BOTH HUDDERSFIELD AND MELTHAM.

This property has been lovingly cared for and is in pristine, move-in-ready condition both inside and out. Upon entering, you are greeted by a welcoming entrance hall with wide stairs leading to the first floor. The spacious living room features a charming gas fireplace, creating a cozy ambiance for relaxing evenings. The generously sized dining kitchen is equipped with an abundance of units and ample worktop space, perfect for culinary enthusiasts. A door from the kitchen leads to a delightful conservatory, offering picturesque views of the beautifully maintained rear garden.

Upstairs, the property offers two generously proportioned double bedrooms. The main bedroom is particularly noteworthy, featuring two sets of built-in wardrobes flanking the chimney breast, providing ample storage space. Additionally, there is a comfortable single bedroom and a modern, tiled bathroom, completing the first-floor accommodation.



This property is truly a gem and must be viewed to fully appreciate its excellent condition and charming features. Don't miss the opportunity to make this wonderful house your new home.

### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band B

EPC: TBC

What3Words: magma.opera.remark

Parking: On Drive

### 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 WHATSOEVER IN RELATION TO THIS PROPERTY.













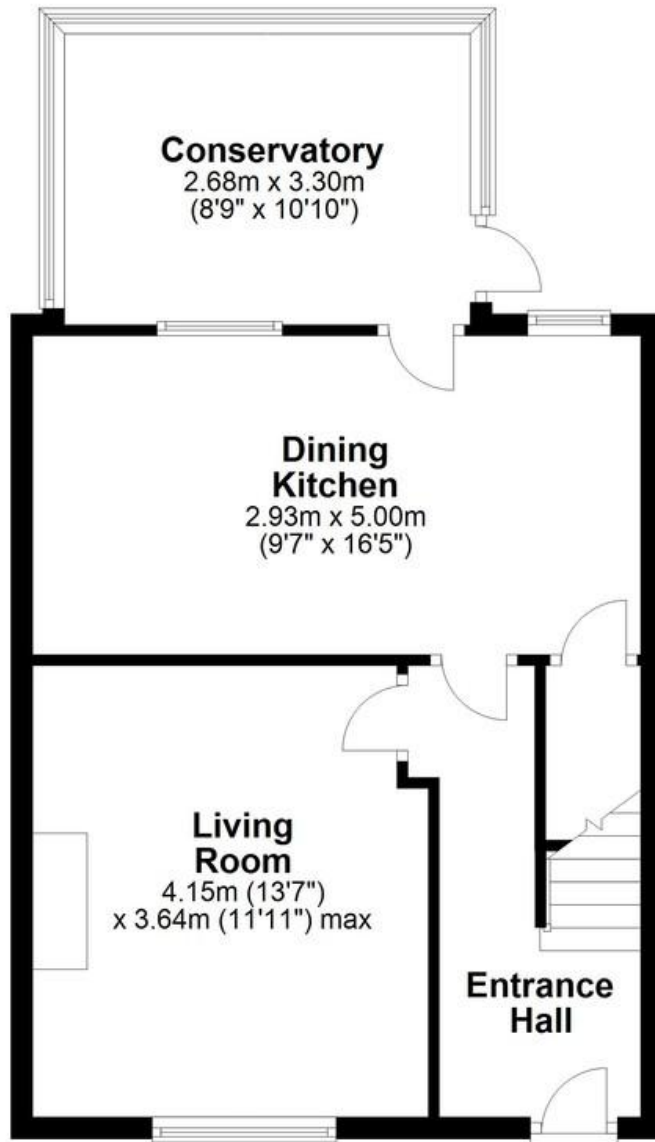






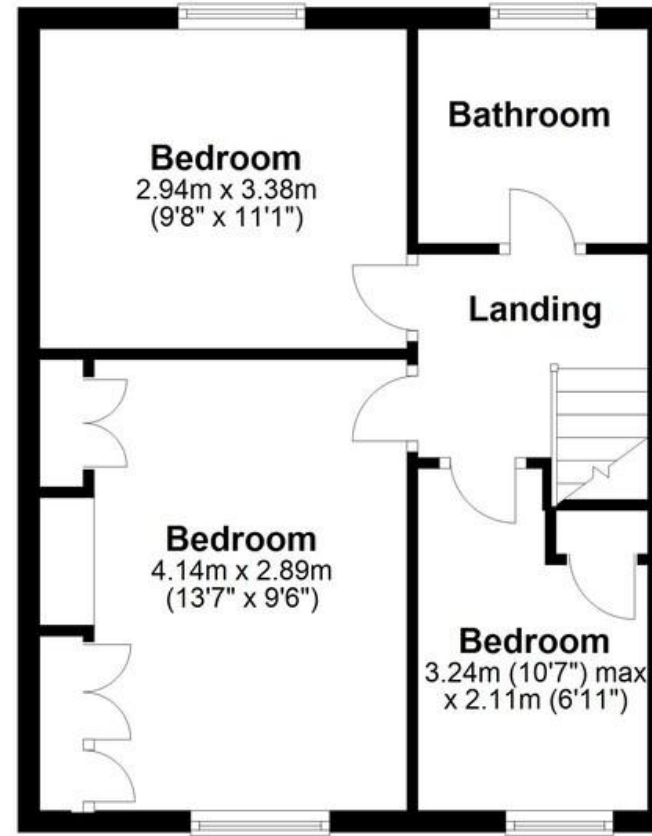
## Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



Total area: approx. 87.7 sq. metres (944.4 sq. feet)





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