



South Street, Netherton, Huddersfield HD4 7JQ

welcome to

South Street, Netherton Huddersfield

GREAT FAMILY HOME! LOADS OF ROOMS & SPACE! Detached with four double bedrooms and master en-suite. Spacious ground floor living with two reception rooms, dining kitchen and conservatory! All finished with HIGH QUALITY MATERIALS. Front and rear gardens plus a double detached garage/home gym.



Ground Floor Entrance Hall

Spacious entrance hall offering access to lounge, breakfast kitchen, dining room and ground floor WC. Stairs lead to the first floor.

Ground Floor Toilet

5' 2" x 3' 4" (1.57m x 1.02m)

Ground floor WC with wash hand basin and central heating radiator.

Lounge

15' 6" x 15' 2" (4.72m x 4.62m)

Spacious lounge with double glazed windows overlooking the front garden. Access into dining room via internal double doors to the rear of the room. Warmed by a central heating. Having carpeted flooring and a feature pattern wall.

Dining Room

11' 3" x 9' 10" (3.43m x 3.00m)

Good sized reception room with carpeted flooring. Can be accessed from the lounge or breakfast kitchen. Sliding patio doors lead into the conservatory to the rear of the room.

Conservatory

12' x 8' (3.66m x 2.44m)

Good sized room with laminate flooring and a ceiling fan with light. Patio doors leading out to rear garden. The room can be accessed from the dining room.

Breakfast Kitchen

14' 10" x 9' 10" (4.52m x 3.00m)

Superb L-shaped breakfast kitchen being 14ft10 x 9ft 10 in the main space with an additional 7ft 3 x 6ft 3. Fabulous sized breakfast kitchen with fitted wood effect units and granite tops. Having a range of integrated appliances including but not limited to double oven, microwave, gas hob with extractor over, dishwasher and washing machine. Space for American style fridge freezer. Two sink units and two central heating radiators. Ideal for families being spacious and with breakfast bar seating. With two double glazed windows which overlook the garden and side door for external garden access.

First Floor Bedroom One

12' 4" x 12' (3.76m x 3.66m)

Spacious master bedroom with fitted wardrobes and access to ensuite shower room. The room has carpeted flooring and a double glazed window which overlooks the front.

Ensuite

Ensuite shower room to bedroom one. Being fully tiled with corner step in shower cubicle, concealed wash hand basin with vanity unit and mixer tap plus a low flush WC. Double glazed frosted window overlooks the side.

Bedroom Two

11' 10" x 10' (3.61m x 3.05m)

Second spacious double bedroom with fitted wardrobes. Having carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear garden.

Bedroom Three

11' 9" x 7' 2" (3.58m x 2.18m)

Double bedroom with fitted wardrobes. Radiator central heating and double glazed window to the front.

Bedroom Four

8' 6" x 7' 7" (2.59m x 2.31m)

Good sized fourth bedroom with double glazed window to the rear garden alongside radiator central heating and carpeted flooring.

Family Bathroom

Family bathroom with separate Jacuzzi bath and separate shower. Fully tiled with frosted upvc window.

External Garage

Spacious double garage currently being used as a home gym but being of ample size for car storage alongside workshop space.

Gardens

Front Garden - Pretty turfed front garden with planting beds. Providing privacy from the driveway.

Rear Garden - Well established rear garden. Enclosed with patio seating sections. Can be accessed via either side of the home as well as doors from the house.



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welcome to

South Street, Netherton Huddersfield

- Spacious Living With Three Reception Rooms
- Double Detached Garage & Driveway
- Private Plot With No Overlookers
- Good Sized Lawned Front & Rear Garden
- Situated In A Semi-Rural Location

Tenure: Freehold EPC Rating: C

offers over

£425,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HDF114186 - 0013

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