



Sandylands, Netherton, Huddersfield HD4 7JH

welcome to

Sandylands, Netherton, Huddersfield

NO ONWARD CHAIN AND MOVE IN READY! > PRICED FOR QUICK SALE. Located in Netherton. Brand new roof and boiler. Ideal family friendly location with three bedrooms, spacious kitchen and lounge. Enclosed front and rear gardens. Extended to side with ample space in loft for further conversion.



Ground Floor

Hallway

Doors lead to the kitchen and the lounge with stairs to the first floor.

Lounge

17' plus bay x 10' 8" (5.18m plus bay x 3.25m)

An attractive and comfortable newly carpeted lounge with the focal point being a gas fire with character surround. Natural light floods the room via the bay window and a central heating radiator completes the room.

Kitchen Diner

16' 9" max x 13' 4" max (5.11m max x 4.06m max)

Yet another homely room with loads of natural light via a bay window. The space is defined with tiled flooring in the kitchen area and carpet in the dining area. There is space for a washing machine. The kitchen is nicely fitted and there is additional storage with a walk in pantry and under stair storage too.

First Floor

Landing

Carpeted, with a radiator and window to the rear

Bedroom One

13' 6" x 9' 5" (4.11m x 2.87m)

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

12' 1" x 11' 1" (3.68m x 3.38m)

A second good sized double carpeted room with a radiator and window to front

Bedroom Three

7' 6" x 7' 4" (2.29m x 2.24m)

A third carpeted bedroom with a radiator and a window to rear

Bathroom

The family shower room is tiled around the double walk-in shower, has a low flush WC and a wash hand basin with vanity. A window looks to the rear

Loft Space

Insulated and offering space to convert if wanted subject to permissions.

External

The gardens are well looked after and well established. The front and side garden has planting beds and mature shrubs providing privacy.

The rear garden is spacious with lawn, patio, apple trees, rhubarb plants and a loganberry bush, planting beds and a shed. It is also securely enclosed and ideal for those with children and/or pets.



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welcome to

Sandylands, Netherton, Huddersfield

- PRICED FOR QUICK SALE!
- NEW ROOF AND BOILER IN 2022
- FAMILY FRIENDLY VILLAGE LOCATION
- NO ONWARD CHAIN!
- FRONT AND REAR ENCLOSED GARDENS
- EASY ACCESS TO AMENITIES AND TRANSPORT LINKS.

Tenure: Freehold EPC Rating: D

offers in the region of

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115824 - 0008

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