



**Lavender Court, Netherton, Huddersfield HD4 7LW**



**welcome to**

**Lavender Court, Netherton Huddersfield**

Lovely semi-detached property with driveway and garage. Expansive lounge leading into sunroom, out to private rear garden with patio and turf. Three beds, 1 bath.



## Ground Floor

### Entrance

Side door leading to hallway with window to the front and stairs to the first floor.

### Lounge/Dining Room

16' 2" x 15' 6" ( 4.93m x 4.72m )

Generous sized reception room with carpeted flooring and warmed by a gas fire with marble hearth plus a central heating radiator. Sliding doors to sun room plus window to sun room. Door to under stair storage cupboard.

### Kitchen

9' 4" x 7' 11" ( 2.84m x 2.41m )

Fitted with a range of wood effect base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over. Space for microwave, dishwasher and under counter fridge. The room has vinyl flooring, central heating radiator and a double glazed window overlooking the front.

### Sun Room

11' 2" x 13' 11" ( 3.40m x 4.24m )

Spacious reception room with double glazed and patio doors leading to the rear garden.

## First Floor Landing

With carpeted flooring, door to storage cupboard housing hot water tank.

### Bedroom One

9' 1" x 8' 10" to wardrobe ( 2.77m x 2.69m to wardrobe )

Good sized room with fitted glass fronted wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Bedroom Two

9' 7" x 13' 3" ( 2.92m x 4.04m )

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

### Bedroom Three

7' 9" x 6' 5" ( 2.36m x 1.96m )

Good sized room to the rear with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

## Shower Room

Comprising walk-in corner shower cubicle, low flush WC and was hand basin. With part tiled wall and laminate flooring. Fitted storage units.

### External

Externally, the rear is private and peaceful with patio and turf sections having water feature and room for allotments and garden shed.

The garage measures 17'03" x 8'10"



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## Lavender Court, Netherton Huddersfield

- Driveway and garage
- Peaceful and private rear garden
- Spacious lounge leading to sun room
- Semi-rural location with good transport access.

Tenure: Freehold EPC Rating: C

# £230,000



Please note the marker reflects the postcode not the actual property

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