



Bank End Cottage, Lea Lane, Netherton, Huddersfield HD4 7DP

welcome to

Bank End Cottage Lea Lane, Netherton Huddersfield

If you're looking for a new home full of character, with stunning countryside views in a semi-rural location, this beautiful cottage is the one! Presented immaculately with garden space, a dining-kitchen, Yorkshire stone flag flooring and double bedrooms in highly sought-after Netherton.



Ground Floor

Lounge

11' 2" x 12' 3" (3.40m x 3.73m)

Spacious reception room with Yorkshire stone flooring and an original fireplace. The room has a central heating radiator, integrated cupboards and a double glazed window to the front.

Kitchen

14' 10" x 11' into recess (4.52m x 3.35m into recess)

Spacious kitchen presented to a lovely standard with fitted base and wall units, tiled splashbacks and wood effect worksurfaces. Integrated electric oven and induction hob with extractor over. Space for under counter fridge. With oak flooring, integrated shelving, central heating radiator and a double glazed window to the front.

First Floor Landing

With carpeted flooring and a double glazed window to the rear.

Bedroom One

11' 10" into recess x 12' 4" (3.61m into recess x 3.76m)

Spacious double bedroom with integrated cupboards and boiler cupboard. With carpeted flooring, central heating radiator and two double glazed windows to the front. The room also has a loft hatch leading to insulated loft space.

Bedroom Two

10' 11" x 12' 6" max into doorway (3.33m x 3.81m max into doorway)

Second spacious double bedroom with fireplace, carpeted flooring and a central heating radiator. Double glazed window to the front.

Bathroom

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin. With central heating radiator, laminate flooring and a double glazed window to the rear.

External

Externally, the property has lawned garden space to the front with panoramic views. There is a patio garden to the side, extending down the path to the road. There is further garden space to the rear. Parking is freely available on the lane just outside the property.



view this property online williamhbrown.co.uk/Property/HDF116684



welcome to

Bank End Cottage Lea Lane, Netherton Huddersfield

- Situated In A Highly Sought After Location With Beautiful Countryside Views
- Close To Public Transport Links
- Cottage Style Property With Characterful Features and Spacious Rooms
- NO ONWARD CHAIN
- Gardens To All Three Sides
- Dry and Usable Cellar Space

Tenure: Freehold EPC Rating: D

offers over

£190,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDF116684](https://www.williamhbrown.co.uk/Property/HDF116684)



Property Ref:
HDF116684 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)