



Coppice Drive, Netherton, Huddersfield HD4 7WT



**william
h brown**

welcome to

Coppice Drive, Netherton Huddersfield

Immaculately presented family home with driveway parking in highly sought-after Netherton, on a peaceful residential street and in a move-in ready condition. Offered chain-free, this semi-detached home is modern throughout, with an enclosed rear garden, dining-kitchen and en-suite master bedroom.



Entrance Vestibule

With a central heated radiator, laminate flooring and doorway into the lounge and the downstairs W/C.

Ground Floor W/C

With laminate flooring, a radiator, a low-flush W/C, pedestal sink and a double glazed window to the front of the property.

Lounge

11' 11" x 15' 3" max (3.63m x 4.65m max)

A spacious carpeted room with a gas fireplace, a cupboard for storage under the stairs, a radiator and a double glazed bay window to the front.

Kitchen

15' 3" x 8' 7" (4.65m x 2.62m)

A modern fitted kitchen with laminate flooring and French doors overlooking the rear garden. The kitchen has laminate worktops with a drainer sink and a double glazed window above it. There is a gas hob with an electric oven and an extractor hood. There are integrated undercounter fridge, freezer and dishwasher. The kitchen has space for a dining table, washing machine and is warmed by a central heated radiator.

First Floor

Bedroom One

9' 2" x 14' 7" (2.79m x 4.45m)

With carpeted flooring, a double glazed window to the front and a central heating radiator. With access into the en-suite shower room.

Ensuite

A second bathroom with laminate flooring and a central heated radiator, with a double glazed window to the front. The bathroom suite comprises of a low-flush W/C, a pedestal sink and a shower cubicle. There is an extractor fan in the ceiling.

Bedroom Two

9' 2" into doorway recess x 9' 5" (2.79m into doorway recess x 2.87m)

The second bedroom has carpeted flooring, a double glazed window overlooking the rear of the property and is warmed by a central heated radiator.

Bathroom

The house bathroom has tiled flooring and a double glazed window overlooking the rear. Comprising of a three-piece suite of a low-flush W/C, a pedestal sink and a bath with a hand shower. Warmed by a radiator and with an extractor fan in the ceiling.

Second Floor

Bedroom Three

13' 9" x 11' 5" max into doorway recess (4.19m x 3.48m max into doorway recess)

A spacious double bedroom with carpeted flooring and a Velux window overlooking the front, warmed by a central heating radiator. This bedroom also has two storage cupboards into the eaves.

External

Externally, there are gardens front and rear, with the rear garden being enclosed by timber fencing and having a patio seating area. There is driveway parking to the front of the house.



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welcome to

Coppice Drive, Netherton Huddersfield

- Ideal Family Home Situated In A Quiet and Highly Sought After Location
- Close To Schools and Amenities
- Available With No Onward Chain
- Modern Throughout - Accommodation Over Three Floors
- Enclosed Rear Garden
- Driveway Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116942 - 0004

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