



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



**welcome to**

**Lavender Court, Netherton, Huddersfield**

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



### **Lounge**

10' 11" x 17' 6" ( 3.33m x 5.33m )

Spacious lounge with grey carpeted flooring, warmed by a central heating radiator and a gas fire. Light and open with a large double glazed window to the front.

### **Kitchen**

8' 10" x 9' 3" ( 2.69m x 2.82m )

Large kitchen perfect for families, with a double glazed window to the front. Fitted with base and wall units and laminate work tops, with laminate work tops. An integrated electric oven and gas. Pluss space for undercounter washing machine and fridge/freezer.

### **Conservatory**

7' 6" x 8' 11" ( 2.29m x 2.72m )

Fantastic space with double glazed windows to the front, side and rear. Plus sliding external glass doors at the rear, opening out onto the private garden.

### **Bedroom One**

12' 3" x 10' 10" ( 3.73m x 3.30m )

Spacious double bedroom with large floor to ceiling fitted wardrobes. carpeted flooring, a double glazed sliding door to the conservatory providing lots of light. Warmed by a central heating radiator.

### **Bedroom Two**

8' 3" x 9' 3" ( 2.51m x 2.82m )

Good sized bedroom with a double glazed window to the rear. Warmed by a central heating radiator.

### **Bathroom**

Fully tiled bathroom, modern and light with a frosted double glazed window to the side. Fitted with a with walk in shower with glass shower screen, low flush WC and wash hand basin with vanity cupboards. Warmed by a central heating radiator.

### **External**

#### **Front Garden**

Large front garden with access to rear via a path. with a tarmac driveway, and lawn towards the house. plus access to a single garage.

#### **Rear Garden**

Large well kept, rear garden with a lawn and patio area. Featuring established shrubbery surrounding the lawn. Fully enclosed by timber fence.



***view this property online*** [williamhbrown.co.uk/Property/HDF116764](http://williamhbrown.co.uk/Property/HDF116764)



**welcome to**

## **Lavender Court, Netherton Huddersfield**

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

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF116764](https://www.williamhbrown.co.uk/Property/HDF116764)



Property Ref:  
HDF116764 - 0003

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](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



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