

**Coppice Drive, Netherton, Huddersfield HD4 7WR** 

## welcome to

# **Coppice Drive, Netherton, Huddersfield**

We are excited to introduce this mid-terrace home to the market, perfectly positioned in a desirable location with easy access to local amenities. The property boasts off-street parking and a south-facing rear garden.













#### **Entrance Hall**

Welcoming entrance hall with carpeted flooring and a central heating radiator.

### Lounge

10' 8" x 12' 6" ( 3.25m x 3.81m )

Spacious lounge which is bright and airy. Double glazed window to the front and central heating radiator. Fitted with carpeted flooring

#### Kitchen

14' 2" x 9' 11" ( 4.32m x 3.02m )

Spacious kitchen diner with part-carpeted flooring, ample space for dining table and chairs. With a double glazed window and patio doors opening onto the rear. Fitted with a range of base and wall units with laminate worktops, integrated electric oven and gas hob with extractor hood. With space for undercounter washing machine and stand alone fridge/freezer.

#### **First Floor**

First Floor landing with carpeted flooring and the house airing cupboard.

#### **Bedroom One**

10' 2" x 13' 6" ( 3.10m x 4.11m )

Good sized double bedroom with carpeted flooring and double glazed windows to the front. Central heating radiator. Built in wardrobe plus additional storage cupboard

#### **Bedroom Two**

8' 9" x 10' 6" ( 2.67m x 3.20m )

Good sized double bedroom with carpeted flooring. Central heating radiator and double glazed window to the rear. With built in wardrobe storage, plus access to the loft which is partially boarded with ladder.

#### **Bathroom**

Good sized part-tiled bathroom which is modern and bright. Fitted with a low flush WC, washbasin and electric shower over the bath. With a double glazed frosted window, central heating radiator and extractor fan.

#### External

Patio area and low-maintenance garden at the rear of the property, plus a driveway with additional shared visitor parking spaces nearby





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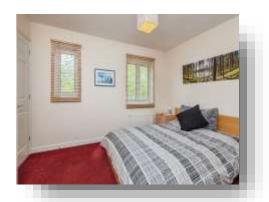
- Two Double Bedroom Mid-Terrace Home
- Off Street Parking
- Ready to Move In To
- Kitchen Diner
- Sought After Location
- Downstairs W/C

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in the region of

£190,000







E/der Grove Coople Map data ©2025 Please note the marker reflects the

postcode not the actual property

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Property Ref: HDF117717 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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