



**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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## **Coppice Drive, Netherton, Huddersfield**

- 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HDF117717 - 0005

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