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Maple Croft, Netherton Huddersfield,

Offers in the region of
£320,000

Enjoying a cul-de-sac position located in this popular village is this double fronted three-bedroomed detached family home. The property is situated close to local schooling and amenities. The accommodation comprises an entrance hallway, downstairs WC, living room with patio doors, conservatory, dining room and kitchen. On the first floor are three bedrooms (the master with en suite shower room) and the house bathroom. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, the driveway provides parking and access to the garage. The enclosed rear garden has seating areas and a lawn.

Maple Croft, Netherton Huddersfield,

Floorplan



All measurements are approximate and for display purposes only

Maple Croft, Netherton Huddersfield,

Details



Entrance Hallway

An external composite door gives access to the hallway which has a staircase rising to the first floor accommodation along with a uPVC window and a radiator. The hallway gives access to the living room, dining room and downstairs WC.

Downstairs WC

This has a two-piece white suite comprising a pedestal wash hand basin and low-level WC. There is an opaque uPVC window and a radiator.

Living Room

This good-sized and well-presented reception room is particularly light and bright with a uPVC window. There is a contemporary fire surround incorporating an electric fire. Patio doors give access to the conservatory and the room has coving to the ceiling and two radiators.

Conservatory

This is a good-sized space and multipurpose, being particularly light and bright with a high angled uPVC roof and uPVC windows to three sides, overlooking the enclosed garden. The room has an air conditioning unit and French doors give access out into the garden.

Dining Room

This room is accessed from the hallway by a timber and multi-panelled glazed door and can accommodate a good sized dining suite. There is a uPVC window, a radiator and a door leading through to the kitchen.

Kitchen

The kitchen has an array of wall cupboards and base units with working surfaces and tiled surrounds. Integrated appliances include a four-ring gas hob with canopy style filter hood and ovens beneath. There is a one-and-a-half bowl stainless steel sink unit with a mixer tap along with space for a freestanding fridge freezer and plumbing for a washing machine. Concealed is the boiler for the central heating system. There is a rear uPVC window, a useful storage cupboard and a composite door leading to the garden.

First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is spindle balustrading. A drop-down ladder gives access to useful storage within the partly boarded loft space.

Bedroom One

This double bedroom is positioned at the front of the property and has a built-in double wardrobe with hanging rails and shelving along with space for freestanding furniture. There is a uPVC window, coving to the ceiling, a radiator and access to the en suite.

En Suite Shower Room

Updated in recent times, this room has a corner shower cubicle with an overhead waterfall-style shower fitting along with a hand-held shower attachment. There is a rectangular hand basin with storage cupboards below and a low-level WC. The shower cubicle is tiled and the remaining walls are part tiled. The room also has an electric shaver point, an extractor fan, an obscure uPVC window and a radiator.

Bedroom Two

This double bedroom is positioned at the front of the property and has a built-in double wardrobe and a useful storage cupboard over the staircase. There is a uPVC window and a radiator.

Bedroom Three

This bedroom is positioned at the rear of the property and has a built-in single wardrobe and overhead storage cupboards. There is a radiator and a uPVC window provides long distant views towards Castle Hill.

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House Bathroom

The contemporary bathroom has a white three-piece suite. The panelled bath has a curved shower screen and a wall-mounted Triton shower over. There is a hand basin with storage cupboards below and a low-level WC. There is full height tiling around the bath with half height tiling to the remaining walls. The room has an electric shaver point, an upright chrome ladder-style radiator and rear uPVC window.

External Details

At the front of the property, there are flower and shrub beds and borders. To the right hand side is the driveway which gives access to the garage, which has an up-and-over door, power and light. From the driveway, a timber gate gives access to the rear garden which is enclosed by perimeter fencing. There is a paved seating area which can be accessed from the conservatory as well as the composite door from the kitchen. A pathway continues along the side of the garage where there is a gravelled area ideal for bins or a shed, for example. There is a shaped level lawn with flower beds and a further seating area in the far corner. Outside water and lighting are available.

Tenure

The vendor has confirmed us that the property is freehold, and we await further confirmation. 02.03.24

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Directions

