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Meltham Road, Netherton Huddersfield,

Offers over £170,000

This is a well appointed three-bedroom stone built mid-terraced house enjoying an elevated position with views towards woodland, within walking distance of Netherton Village. The property may well prove suitable to a professional couple briefly comprises an entrance hall, living room, kitchen, basement with useful keep cellar, three first floor bedrooms and bathroom with separate shower area. There is a gas-fired central heating system and uPVC double glazing. Externally, there is a low maintenance slate chipped garden area to the front elevation. To the rear is a raised and flagged terraced area with wrought iron railings and off road parking for two vehicles.

**Meltham Road, Netherton
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

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Details



Entrance Vestibule

An external uPVC double glazed door gives access to the entrance vestibule where there is coving to the ceiling along with a radiator and a staircase rising to the first floor.

Living Room

This principal reception room is positioned at the front of the property and has lots of light via a uPVC window with views across to woodland. There is coving to the ceiling along with a ceiling rose, ceiling light point and a radiator. A timber panelled door leads into the dining kitchen.



Dining Kitchen

The kitchen is positioned at the rear of the property and has a range of base cupboards, drawers, roll-edge worktops, tiled splashbacks and matching wall cupboards. Integrated appliances include a split-level hob and double oven with overlying extractor hood. There is plumbing for an automatic washing machine along with an inset stainless steel sink unit with mixer tap, coving to the ceiling, spotlights, tiled effect flooring and a radiator. A uPVC window and matching uPVC stable style door overlook and give access to the terraced patio and parking beyond.



Basement

There is a useful keep cellar.

First Floor Landing

From the entrance hall, the staircase rises to the first floor landing where access can be gained to the following rooms:

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Bedroom One

This double bedroom is positioned at the front of the property and enjoys lots of light from the front elevation via a uPVC window. There is fitted shelving along with a storage area to the alcove, coving to the ceiling, ceiling light point, power points and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window overlooking the patio and parking beyond. There is access to loft space along with ceiling light point, power points and a radiator.

Bedroom Three

This single bedroom is currently used as a study and dressing room. It has coving to the ceiling along with a ceiling light point, power points and a radiator. Natural light comes from the front elevation via a uPVC window.



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Bathroom

The bathroom has a four-piece suite comprising a low-level WC, pedestal hand basin with twin taps, panelled bath with twin taps and a separate walk-in tiled shower cubicle with bi-folding doors, home to a Mira electric shower. The walls are part tiled with a contrasting tiled effect floor along with a ceiling light point, extractor fan and a radiator. There is a rear uPVC window and this room is home to the Vokera central heating boiler.



External Details

Steps lead up from Meltham Road to the front of the property where there is a low maintenance chipped slate seating area. To the rear are two flagged patio areas, one with wrought iron railings, and steps lead up to an off road parking area with separate parking adjacent. Viewing is highly recommended.



Tenure

The vendor informs us that the property is freehold 26.07.24

Meltham Road, Netherton Huddersfield,

Directions

