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01484 508000



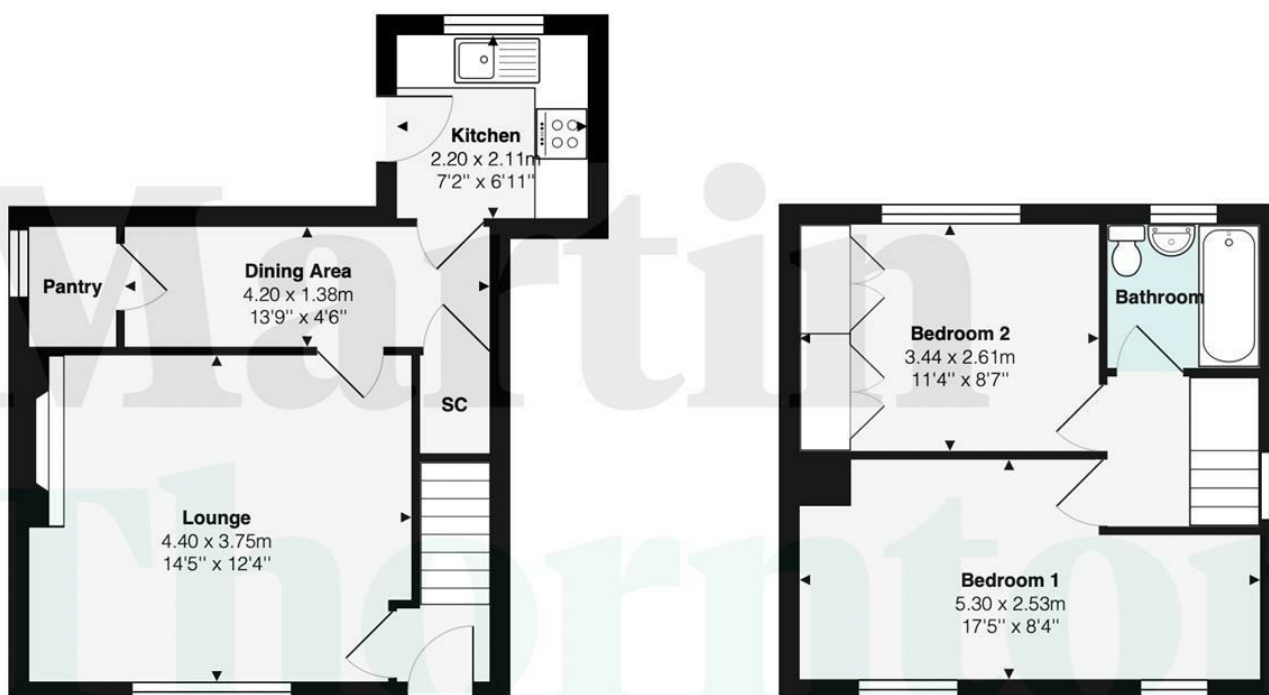
Moor Lane, Netherton Huddersfield,

**Offers in the region of
£130,000**

This two-bedroomed detached cottage is positioned just off the village centre and has an enclosed rear garden with a southerly aspect. The cottage will require cosmetic updating and potential redesigning but offers excellent potential at an attractive price. The property would suit a variety of buyers be it as a first home, down-sizer or investment opportunity. There is a local school and amenities just around the corner. The accommodation comprises an entrance lobby, living room, inner hallway/study area, kitchen with built-in oven and hob. On the first floor are two bedrooms and a bathroom. The property has gas-fired central heating and uPVC double glazing. Externally, the rear garden is enclosed. The property is offered with the advantage of no onward chain.

Moor Lane, Netherton Huddersfield,

Floorplan



Moor Lane, Netherton, Huddersfield, HD4 7HA

Total Area: 60.2 m² ... 648 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.
The plan is for illustrative purposes only and should be used as such.

Moor Lane, Netherton Huddersfield,

Details



Entrance Hallway

An external uPVC door gives access to the entrance lobby which has coving to the ceiling, a radiator and a staircase rising to the first floor accommodation. A panelled door leads into the living room.



Living Room

This good sized reception room is positioned at the front of the cottage and has a decorative stone fire surround with a raised flagged hearth and a capped-off gas point. There is a uPVC window, a radiator and a panelled door leading to an inner hallway.



Moor Lane, Netherton Huddersfield,

Details



Inner Hallway

This multipurpose space provides a link between the living room and kitchen. It could be used as handy storage or even a home office space. There is a rear uPVC window, a built-in storage unit with shelving and cupboards and a useful under stairs storage cupboard. A second storage cupboard houses the electric meter and fuse board and has a high level obscure uPVC window. There is also a radiator.



Kitchen

The kitchen has wall cupboards, base units, working surfaces and a stainless steel sink. Integrated appliances comprise a four-ring gas hob with a canopy style filter hood above and an oven. There is space for a washing machine, an electric wall heater and a rear uPVC window and door.



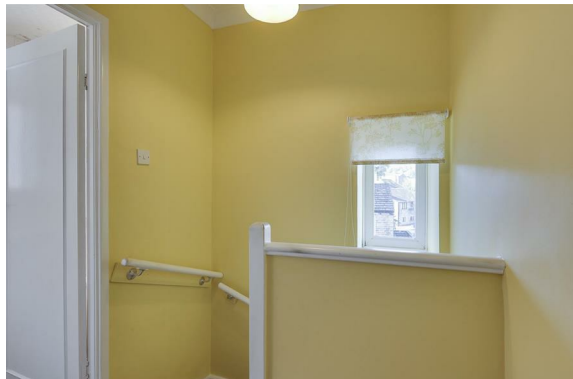
Moor Lane, Netherton Huddersfield,

Details



First Floor

From the entrance lobby, a staircase rises to the first floor where the landing has a side uPVC window.



Bedroom One

This double bedroom is positioned at the front of the property with twin uPVC windows. It has built-in wardrobes with overhead storage cupboards and a radiator.



Bedroom Two

This good sized second bedroom is positioned at the rear of the cottage. It also has built-in wardrobes with overhead storage cupboards, a rear uPVC window and a radiator. The boiler for the gas-fired central heating system is concealed within this room.



Moor Lane, Netherton Huddersfield,

Details



Bathroom

The bathroom has a coloured three-piece suite comprising a panelled bath with a hand-held shower attachment from the mixer tap, pedestal wash hand basin and low-level WC. There is tiling to the walls and a rear uPVC.



External Details

There is a perimeter wall with two separate gates. To the left hand side of the property, a pathway continues around to the rear where there is an enclosed garden with perimeter walling, external lighting, water and a shed. The garden is predominantly paved for ease of maintenance and enjoys a southerly aspect. Parking is on-road only.



Moor Lane, Netherton Huddersfield,

Directions

