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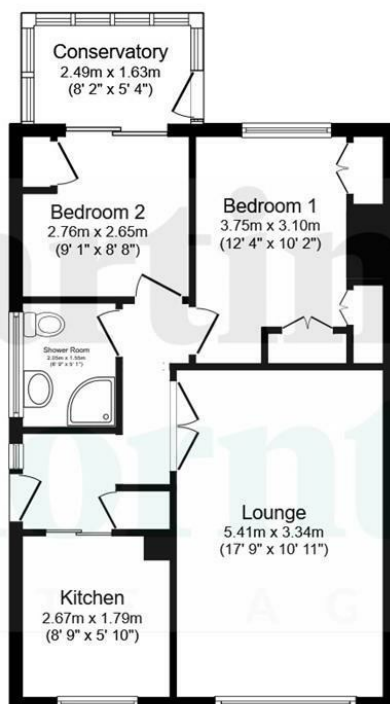
Bourn View Road, Netherton Huddersfield,

**Offers in the region of
£260,000**

This detached two bedroom true bungalow is located on the edge of this popular village and presented to a high standard throughout. The property enjoys a no-through-road position, midway between Huddersfield and Holmfirth. The accommodation comprises an entrance hallway, kitchen, living room, master bedroom, stylish shower room and second bedroom (currently used as a sitting room) with access to an adjoining conservatory/garden room. The property has gas-fired central heating and uPVC double glazing (apart from the conservatory). There is a block paved driveway providing parking for two vehicles, a garage, a shed and greenhouse. The garden room (known as The Cabin) has a wood burning stove. An early internal inspection is an absolute must.

**Bourn View Road, Netherton
Huddersfield,**

Floorplan



Floor Plan

Floor area 59.9 m² (645 sq.ft.)

TOTAL: 59.9 m² (645 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Bourn View Road, Netherton Huddersfield,

Details



Entrance Hallway

An external uPVC door with opaque glazed panels and a matching side screen gives access to the entrance hallway. It has oak style laminate flooring, access to the loft area and a built-in storage cupboard for coats and shoes. A sliding door gives access to the kitchen.



Kitchen

The kitchen is positioned at the front of the bungalow and has contemporary wall cupboards, base units, working surfaces and a stainless steel sink. There is plumbing for an automatic washer, space for a freestanding fridge freezer and space for a freestanding cooker with a canopy style filter hood above. The room has oak style laminate flooring, ceiling downlighting, a uPVC window to the front elevation and a radiator.



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Details



Living Room

Timber and glazed doors lead into this well-presented reception room, positioned at the front of the property. It has a stylish fireplace with matching inlay and hearth, home to a coal effect living flame gas fire. There are wall light points, coving to the ceiling and two radiators.



Bedroom One

This large double bedroom is positioned at the rear of the property. It has fitted furniture incorporating wardrobes, drawers and cupboards. There is a uPVC window, wall light points and a radiator.



Bourn View Road, Netherton Huddersfield,

Details



Bedroom Two

Positioned at the rear of the property, this is a versatile room set out as a second reception room. It could equally be a home office, dining room or bedroom, and incorporates the boiler for the central heating system. There is ceiling downlighting, a radiator and glazed doors leading to the conservatory.



Conservatory

This room overlooks the rear garden via sealed unit double-glazed windows with a slate style floor. It has a side door leading to the enclosed garden and a radiator.



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Details



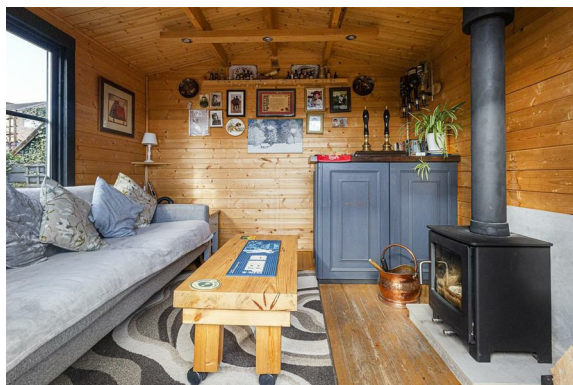
Shower Room

The stylish shower room has a corner shower cubicle with a tiled interior, an overhead waterfall style shower fitting and a hand-held shower attachment; a pedestal wash hand basin and a low-level WC. There is tiling to the walls, an illuminated mirror, downlighting, an extractor fan, a radiator and an upright chrome ladder style towel radiator. To the side elevation is an opaque uPVC window.



External Details

At the front of the property is a well-presented garden with coloured slate and shrubs. On the left hand side is a block-paved driveway providing parking with metal gates part way down. The block paving continues to the garage. There is outside lighting and water. The rear garden has been designed for ease of maintenance with various paved seating areas, use of coloured slate and raised shrub beds and borders. The timber shed has power, lighting and water. There is garden room with timber and glazed doors, power and lighting. This multi-purpose space incorporates a wood burning stove and has an abundance of natural lighting. At the rear of the garage is a wood store, a greenhouse and a vegetable plot.



Garage

The garage has timber doors and a side window.

Tenure

The vendors inform us that the property is freehold.

Bourn View Road, Netherton
Huddersfield,
Directions

