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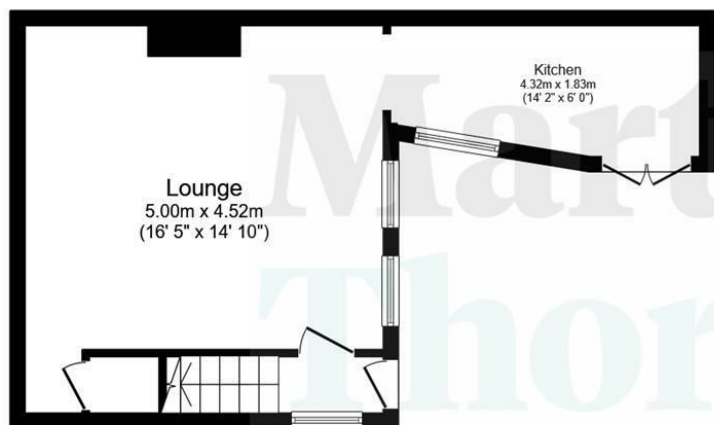
## **Bourn View Road, Netherton Huddersfield,**

**Offers over £170,000**

This two-bedroom semi-detached cottage blends character and contemporary style throughout, featuring exposed beams, stonework and a superb fireplace with a gas stove. The property is only a short distance from the centre of this popular village with its array of amenities. The accommodation is presented to high standard throughout and comprises an entrance lobby, living room and separate kitchen with built-in oven and hob. The first floor as a high ceiling and comprises two bedrooms, the larger with a useful mezzanine storage area, and a bathroom. The property has gas-fired central heating and uPVC double-glazing. Externally, the garden has been designed for ease of upkeep and provides a pleasant outdoor eating and entertaining space.

# Bourn View Road, Netherton Huddersfield,

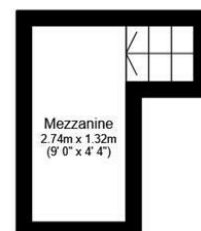
## Floorplan



**Ground Floor**  
Floor area 34.5 sq.m. (371 sq.ft.)



**First Floor**  
Floor area 27.1 sq.m. (291 sq.ft.)



**Mezzanine**  
Floor area 4.4 sq.m.  
(47 sq.ft.)

Total floor area: 65.9 sq.m. (709 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](http://www.Propertybox.io)



# Bourn View Road, Netherton Huddersfield,

## Details



### Entrance Lobby

A composite external entrance door with an opaque glazed panel gives access into the entrance lobby. This has under floor heating beneath the slate style tiled floor, a side uPVC window and a radiator. A staircase with a feature beam rises to the first floor accommodation, and an oak door leads into the living room.

### Living Room



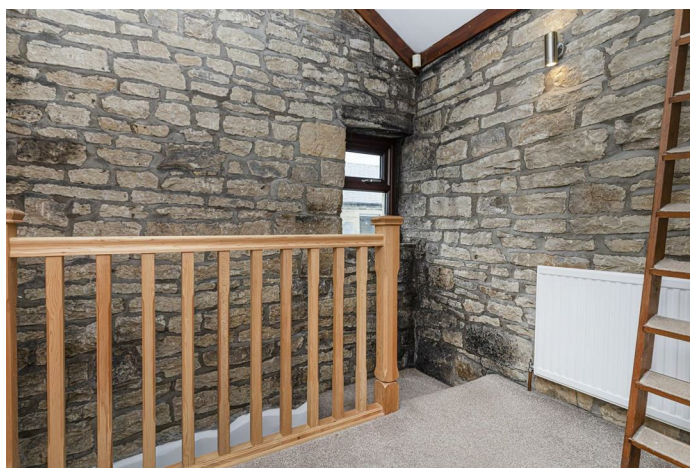
This reception room has a blend of character and contemporary style, with exposed beams to the ceiling. It has an exposed stone fireplace with a deep stone hearth is a Tiger gas stove. There are various wall light points, a radiator and a uPVC window to the front elevation with stone mullions and a deep sill. Access can be gained down to a small cellar with power and lighting. A door leads into the kitchen.

### Kitchen



This characterful and contemporary room has wall cupboards and base units, working surfaces with tiled surrounds and a stainless steel sink with a mixer tap. It has a four-ring gas hob with an illuminated canopy style filter hood above and a fan oven below. There is plumbing for an automatic washer and dishwasher. Concealed is the boiler for the central heating system. The angled room has a beam on display and there are exposed beams above the uPVC window, along with floor tiling and a radiator. French doors lead out into the garden.

### First Floor Landing



A staircase rises to the first floor landing, which has a timber spindle balustrade, exposed stonework and a full height angled roof with beams and timbers. There is a side uPVC window and a radiator. Of particular note are the oak internal doors on this level.

# Bourn View Road, Netherton Huddersfield,

## Details



### Bedroom One



This double bedroom is positioned at the front of the property and has a built-in wardrobe with mirrored doors and matching drawers. The chimney breast has exposed stonework and incorporates shelving. There is a useful high-level mezzanine area, exposed roof timbers, downlighting and a radiator.

### Bedroom Two



This single bedroom is positioned at the front of the property. It has a uPVC window and a high angled ceiling with beams and timbers. There is also a radiator.

### Bathroom



The bathroom has a white three-piece suite comprising a bath with shower screen and a shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. Around the bath is three-quarter height tiling, with half-height tiling to the remaining walls and floor tiling. There is a rear uPVC window, a beam on display and an upright chrome ladder style radiator.

### External Details



The rear garden has been designed and set out for ease of maintenance, providing a pleasant outdoor eating and entertaining space. There is fencing and paving, along with external water. The area is perfect for tubs, pots and planters, etc.

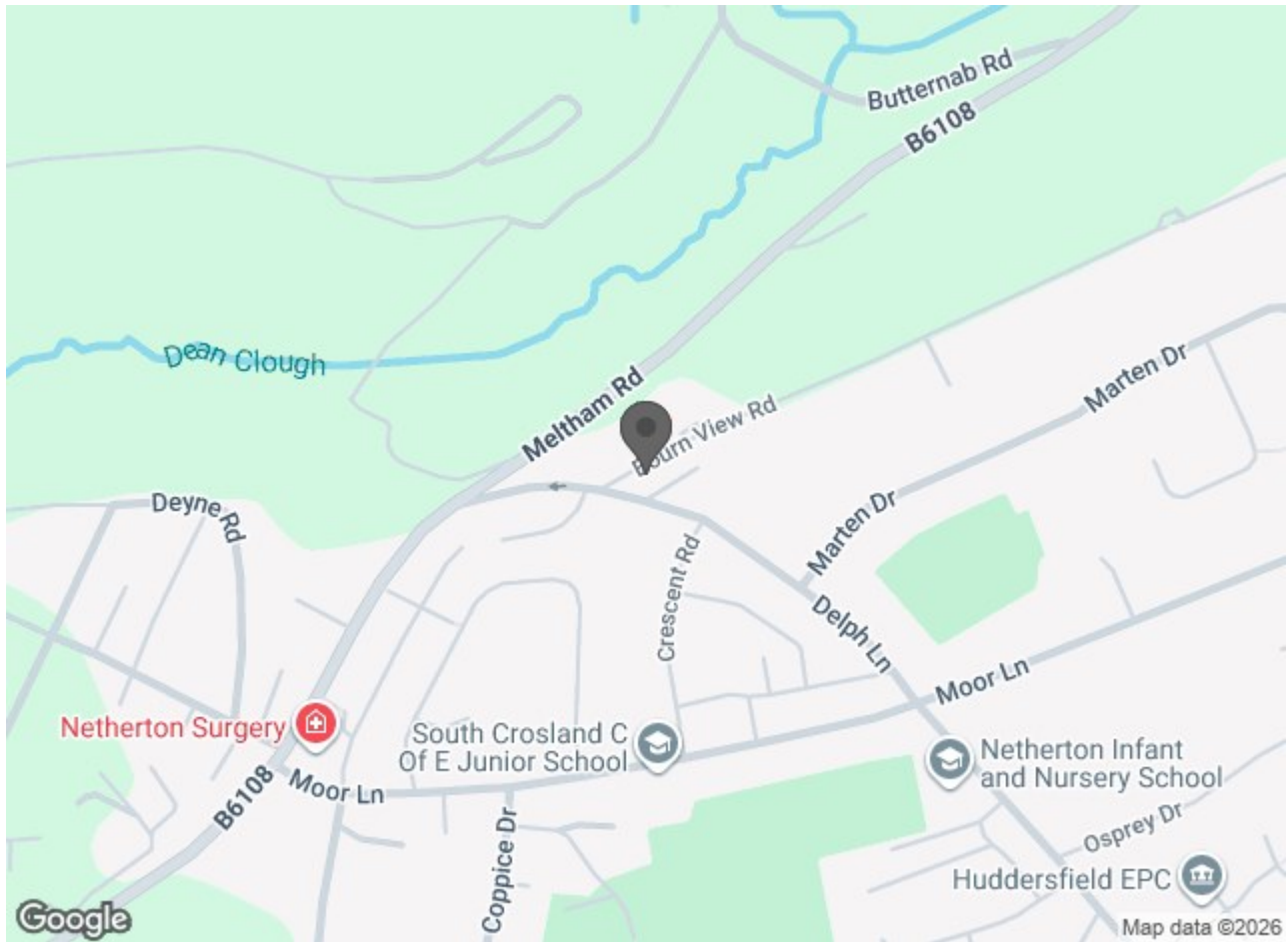
### Tenure

The vendor has informed us that the property is Freehold.



# Bourn View Road, Netherton Huddersfield,

Directions



# **Bourn View Road, Netherton Huddersfield,**

## **DISCLAIMER**

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**