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**Netherend Road, Slaithwaite  
Huddersfield,**

**Offers in the region of  
£475,000**

#### \*\*\*MARTIN THORNTON PLATINUM\*\*\*

This three-bedroom detached bungalow is located only a short distance from the centre of this popular village, with ease of access to local amenities and the TransPennine railway network. It has undergone a programme of redesigning and modernisation and been enjoyed by the current family for the last 40 years, with a southerly aspect incorporating stunning views over Slaithwaite and the valley. The accommodation is presented to a high standard throughout and comprises an entrance porch, large hallway, open-plan living/dining kitchen with French doors, large living room, three bedrooms and a stylish bathroom. The property benefits from a gas-fired central heating system, uPVC double-glazing, a security alarm system, CCTV system and solar roof panels. Externally, there is parking for two vehicles on the driveway, a concrete base for a garage, lawned gardens and a stone flagged patio, which can be accessed from the living/dining kitchen. The rear garden enjoys a southerly aspect and stunning views.

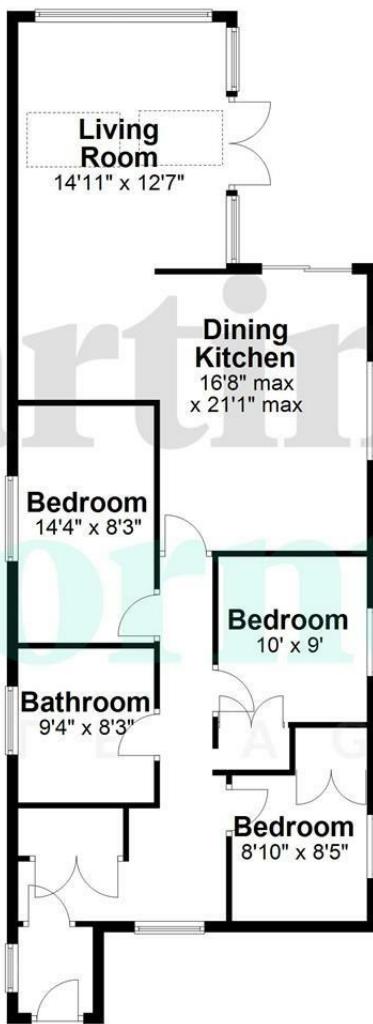
There is planning permission submitted for erection of front, side and rear single storey extensions application number 2023/62/90698/W.

**Netherend Road, Slaithwaite  
Huddersfield,**



**Floorplan**

**Ground Floor**



Total area: approx. 1040.3 sq. feet  
Netherend Road, Slaithwaite, Huddersfield

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### **Entrance Porch**

A composite external entrance door with opaque glazed panels gives access to the entrance porch. This has tiled flooring, a side uPVC window and a door leading to the hallway.

### **Hallway**

The long entrance hallway has floor-to-ceiling storage, with shelving and hanging rails, which also houses the boiler for the central heating system and the fuse board. There is a uPVC window overlooking the front garden, a radiator and access to a large storage area within the loft space.

### **Bedroom One**



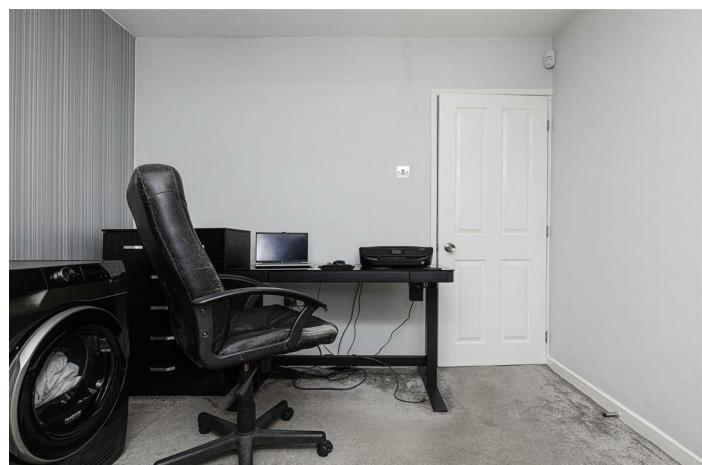
This large double bedroom has plenty of space for furniture, ceiling downlighting, a side uPVC window and a radiator. It has a contemporary neutral colour palette and carpeting.

### **Bedroom Two**



This double bedroom has a built-in wardrobe with hanging a rail and shelving, a side uPVC window, space for further furniture and a radiator.

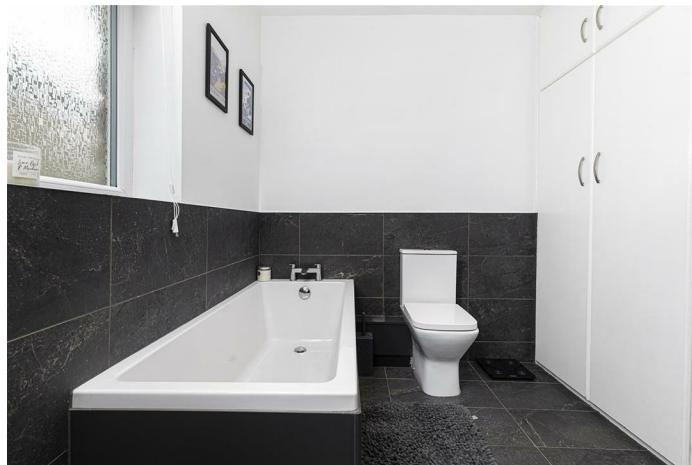
### **Bedroom Three**



This double bedroom has a built-in wardrobe with a hanging rail and shelving, a side uPVC window and a radiator.



**House Bathroom**



This room has recently been redesigned and upgraded. It has a four-piece suite comprising a bath, a rectangular wash hand basin with drawers beneath, a low-level WC and a walk-in shower with a waterfall style shower fitting and a hand-held shower attachment. There is a shelved storage cupboard with plumbing for an automatic washer, further high level storage, a mirror fronted toiletries cabinet. The room has floor tiling, ceiling downlighting, an extractor fan, a side uPVC window and an upright ladder style radiator.

**Living/Dining Kitchen**



A timber and glazed door leads to the open-plan living/dining kitchen. This flexible room could be used as a second sitting area or a formal dining area, etc. It has a dual aspect with fabulous views from the large side uPVC window over the valley and across the reservoir. There are patio doors with a southerly aspect, with views over the village centre and towards the National Park. This area adjoins particularly well with the kitchen, and buyers may decide to extend the kitchen units into this space. There are various wall light points and two radiators. The adjoining kitchen area has stylish units to high and low levels, with worktops and brick

style tiles, and a one-and-a-half bowl stainless steel sink with a waste disposal facility. Integrated appliances include a Neff induction hob and fan oven with a contemporary style filter hood above, a fridge and freezer. The worktops extend to create a breakfast bar and the engineered floor continues into the adjoining living room.

**Living Room**



This room is an addition to the original design and certainly has the wow factor for the natural lighting, fabulous views and high ceiling with roof lights. It has a continuation of the engineered oak flooring, a large three-section picture window enjoying a southerly aspect, with views over the mature gardens and beyond. There are uPVC French doors with glazed screens providing views of the valley and access to a stone paved patio. There are two large roof lights providing further natural light, LED ceiling downlighting and a radiator.



## Details

### External Details



In front of the property, there is a timber fence and metal gates leading onto the driveway, providing parking. There is a charging point for an electric vehicle, a concrete base where a garage could stand, a lawned level garden and a pathway that continues around the right-hand side of the property. At the side, there is an apple tree, side fencing and a stone flagged pathway with a lawned and gravelled area on either side. The pathway continues to a enclosed patio area adjoining the French doors within the living room. There is external power. The rear of the property enjoys a superb open southerly view, looking across and up the valley, over the centre of Slaithwaite towards Marsden. There is external lighting and the rear garden has perimeter fencing, a pond with a waterfall and lawns.

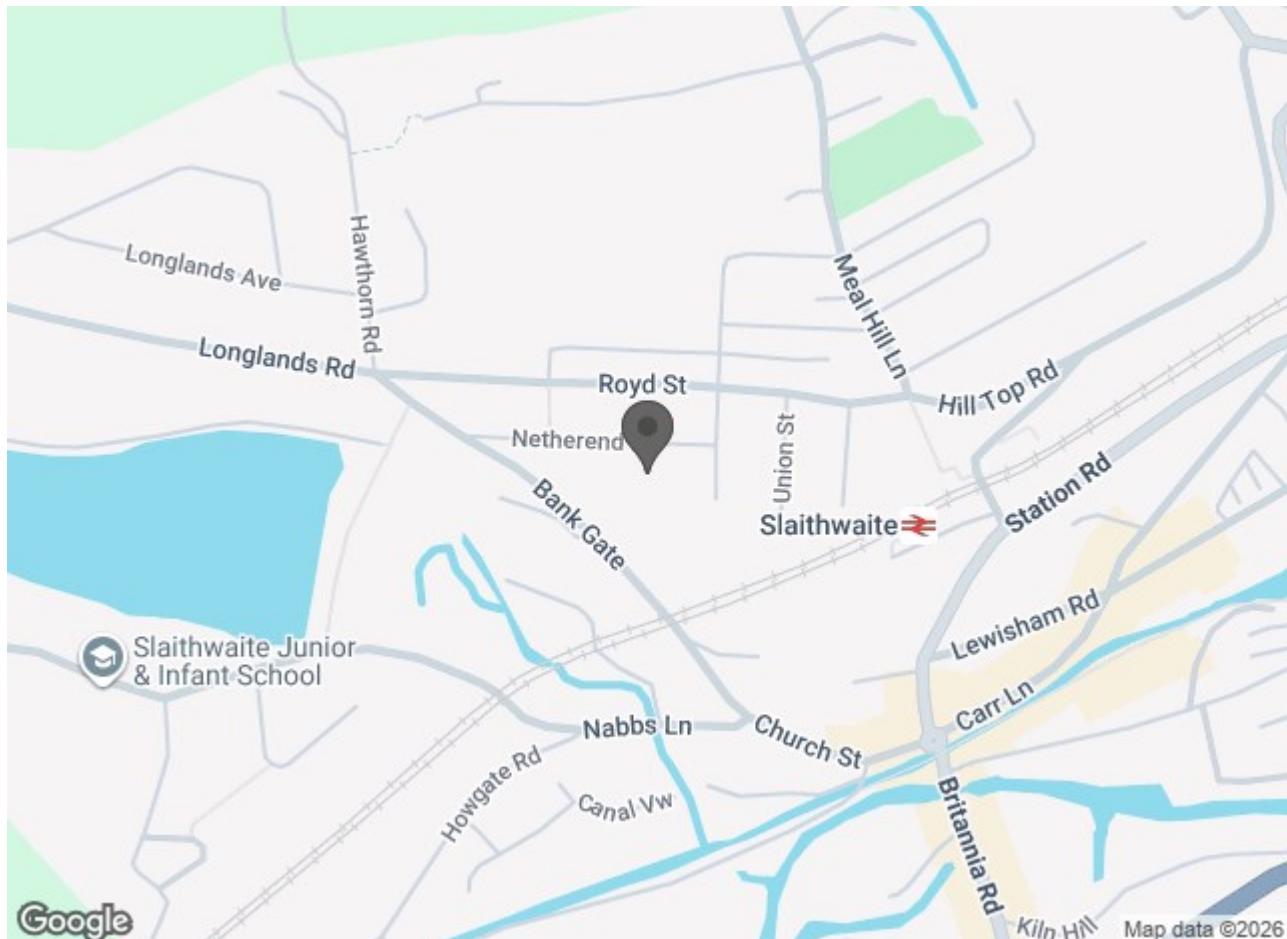
### Tenure

The vendor informs us that the property is freehold.

# Netherend Road, Slaithwaite Huddersfield,



Directions



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