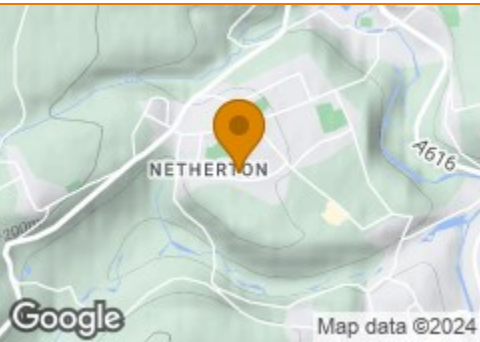


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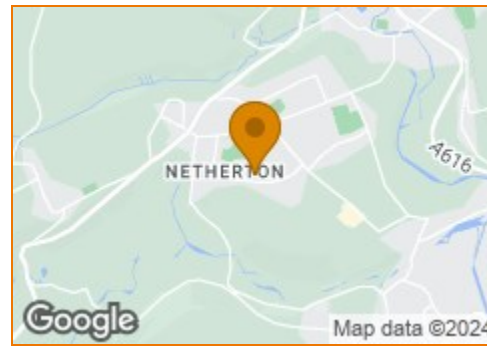
Terrain Map



Hybrid Map

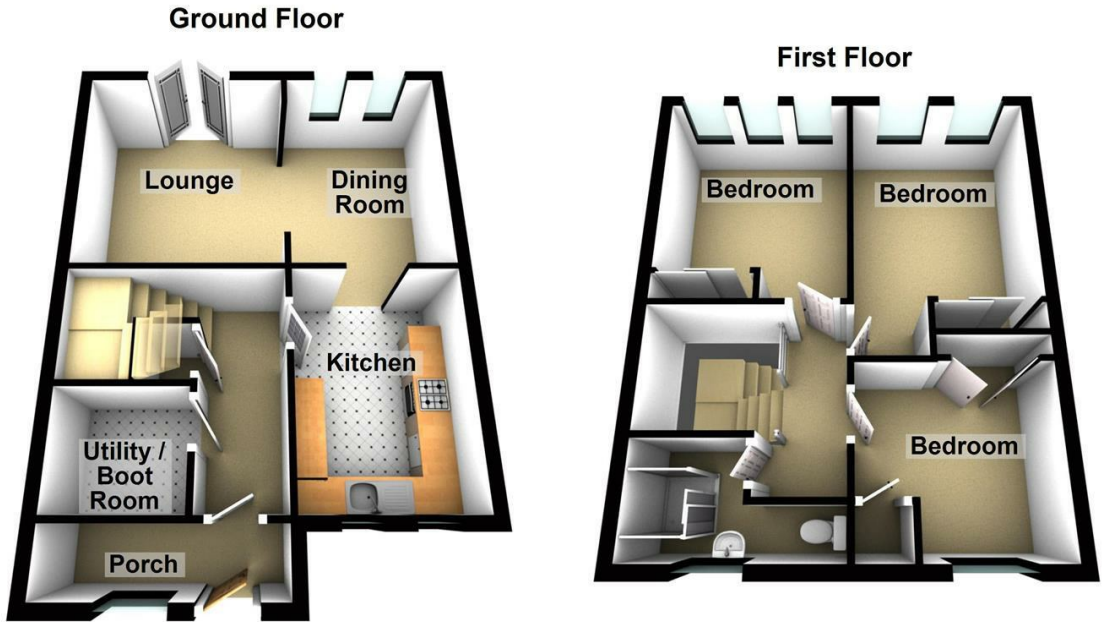


Terrain Map



Marketed from the rear

Floor Plan



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Plan produced using PlanUp.

Juniper Grove

Netherton, Huddersfield, HD4 7WF

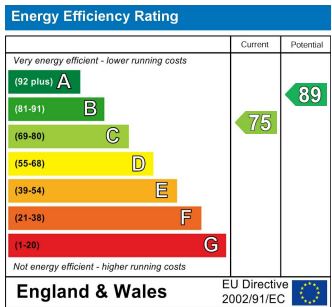
Offers Over £149,995



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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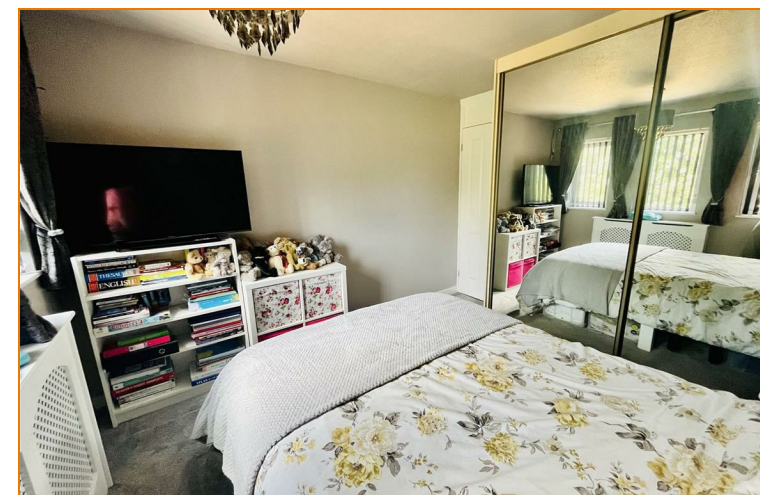
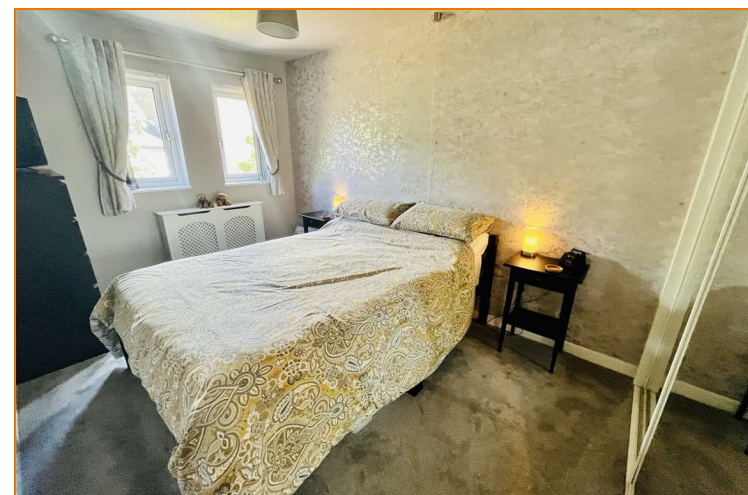
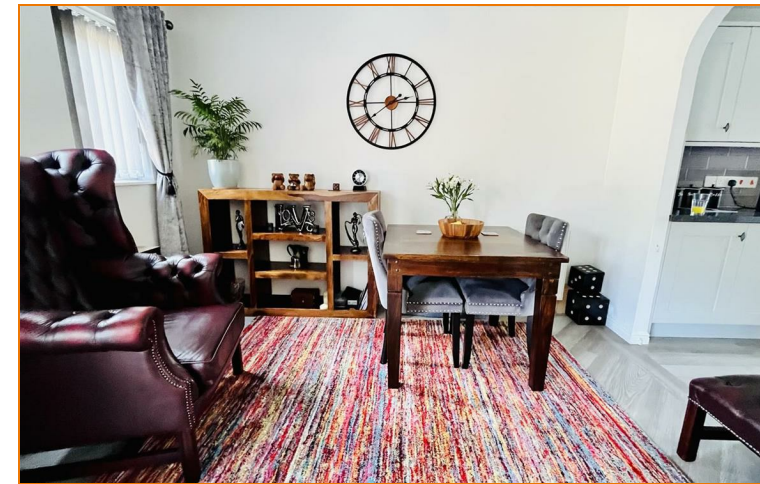
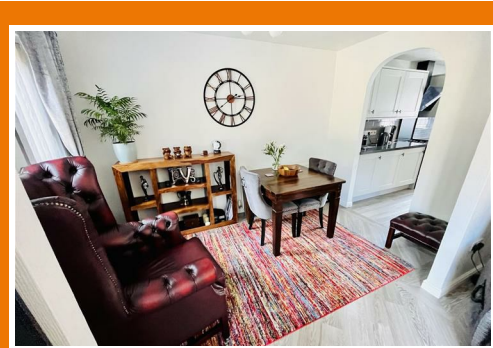
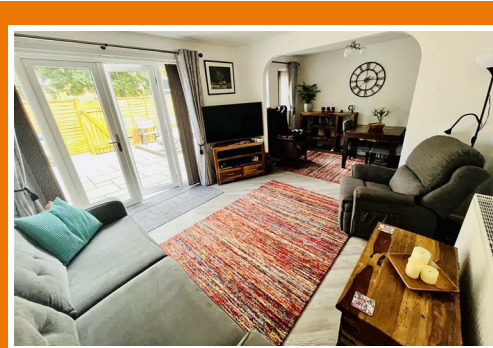
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Juniper Grove

Netherton, Huddersfield, HD4 7WF

Offers Over £149,995



**** SUPERBLY PRESENTED **** VERY WELL APPOINTED ****
CONVENIENTLY LOCATED ****

This "turn key" 3 bedroom mid town house enjoys a sought after village location with regarded schooling, daily amenities and rolling countryside all on its doorstep. Having been the subject of a comprehensive program of modernisation and improvement by the current owner and offering an excellent opportunity for first time buyers, growing families and young professionals alike. As you would expect from a property of this standard there is a gas fired central heating system and sealed unit double glazing along spacious and attractive accommodation which includes a lounge with patio doors leading out to an enclosed, low maintenance rear garden. A dining room which is semi open plan in design adjacent to a contemporary fitted kitchen, 3 well proportioned bedrooms, a modern shower room and an abundance of storage facilities. Early viewing is advised to avoid disappointment.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

10'5" x 2'11" including the cupboard

Accessed via a composite front door and with uPVC double glazed side window, tiled floor covering, central heating radiator and useful cupboard/store room, cloaks hanging and shelving.

RECEPTION HALL

11'5" x 10'0"

With a turned feature staircase rising to the first floor, decorative dado, understairs storage area.

BOOT ROOM/UTILITY AREA

5'6" x 5'6"

With grey laminate floor covering, useful wall mounted cupboard storage, power, light, cloaks hanging, gas meter and fuse board.

LOUNGE

11'5" x 11'5"

Overlooking the rear garden with PVC double glazed French doors and matching side windows allow ample natural light into the room and provide passage out to the rear garden. Central heating radiator, contemporary Nordic grey Karndean style floor covering laid on a 45 degrees angle to the shape of the room, semi open plan adjacent to the dining room, also to the rear.

DINING ROOM

11'5" x 6'6"

With two uPVC double glazed windows positioned to the rear elevation, a continuation of the Nordic grey Karndean style floor covering, semi open plan in design via an arch to the kitchen.

KITCHEN

11'5" x 8'2"

Fitted with a range of contemporary wall and base units in a dove grey colour scheme with working surfaces featuring quartz fleck detail and which incorporates a composite inset sink unit with mixer tap over and also having provision for a gas cooker. The kitchen is further equipped with plumbing for a washing machine, an angled extraction canopy in a contemporary design, Nordic grey floor covering. Two uPVC double glazed windows are positioned to the front elevation.

FIRST FLOOR

BEDROOM 1, rear

11'5" maximum x 9'2" to the wardrobe doors

With three uPVC double glazed windows, a central heating radiator with decorative cover. In keeping with the remainder of the property, this room is in good decorative order. Fitted robes offering a range of hanging and storage.

BEDROOM 2, also to the rear

14'5" maximum or 12'5" to the wardrobe doors x 8'6"

With a range of fitted furniture with sliding mirror door fronts, radiator with decorative cover and two uPVC double glazed windows.

BEDROOM 3, front

8'6" maximum x 8'6" maximum

A generous third bedroom with a radiator and decorative cover, uPVC double glazed window, linen cupboard which houses the Worcester Bosch combination boiler, which we are informed was installed in March 2023.

SHOWER ROOM

9'6" 5'6"

Fitted with a contemporary three piece suite comprising shower cubicle, low flush wc and pedestal hand wash basin. There is a useful display shelf/cupboard storage unit, central heating radiator and a uPVC double glazed window with privacy glass inset.

OUTSIDE

To the front of the property is a flagged seating area and to the rear is a larger, enclosed, low maintenance stone flagged patio area with a gate at the rear of the curtilage providing perimeter access.

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX

BAND A.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.