

BOULTONS

Terrain Map



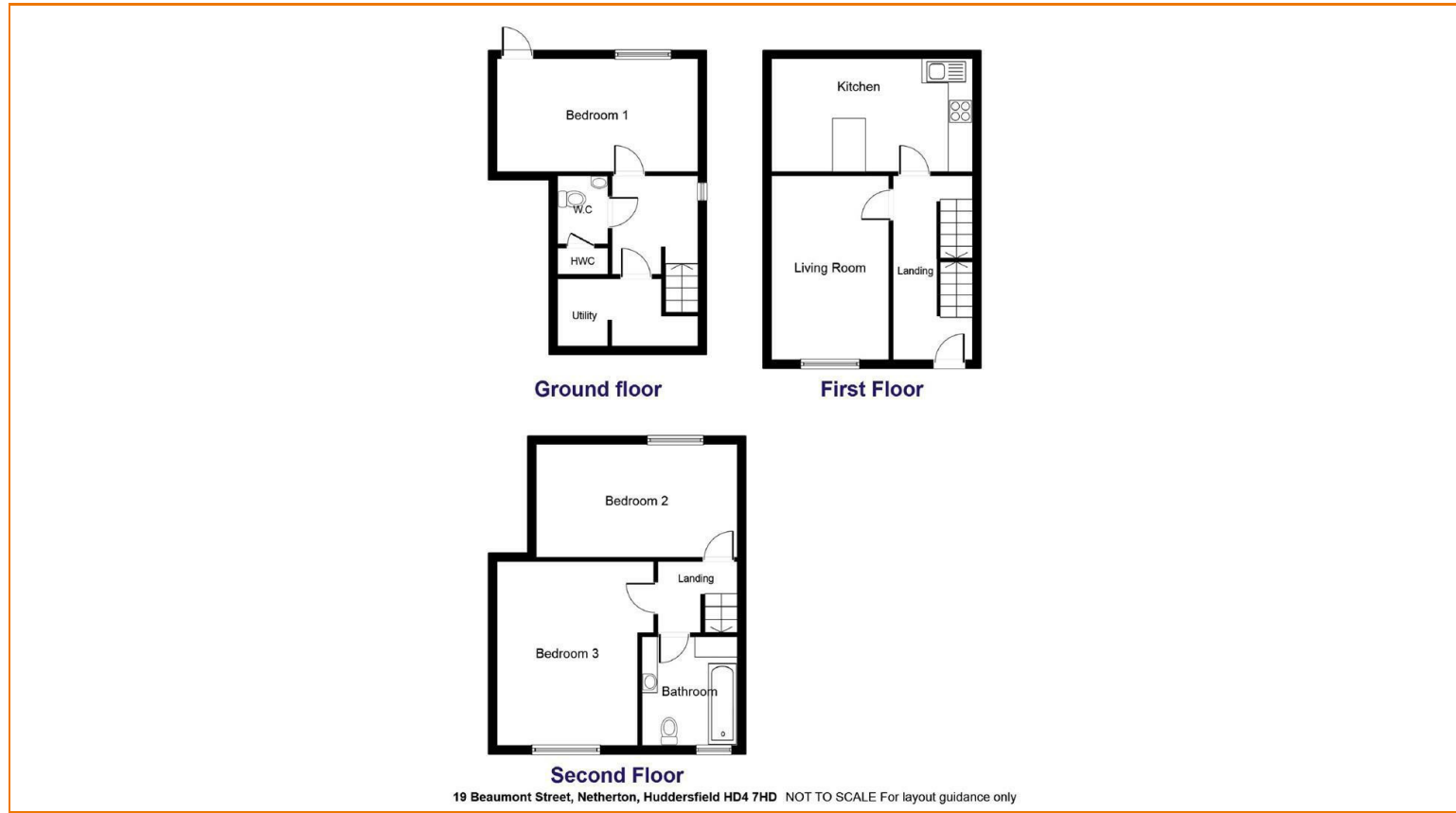
Hybrid Map



Terrain Map



Floor Plan



Beaumont Street
Netherton, Huddersfield, HD4 7HD

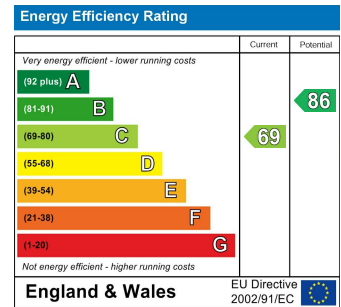
Offers Around £155,000



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



- CHARTERED SURVEYORS
- AUCTIONEERS
- ESTATE AGENTS
- VALUERS
- LETTING AND MANAGEMENT SPECIALISTS

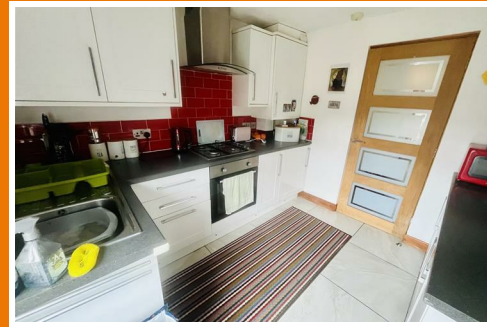
sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS

Beaumont Street

Netherton, Huddersfield, HD4 7HD

Offers Around £155,000



A stylish end terrace property located in the sought-after village of Netherton. Upgraded and remodelled from its original design providing a versatile layout that offers two or three bedrooms, giving ample space for a growing family or those needing a home office or leisure room. There are two double bedrooms on the first floor supported by a modern house bathroom while the lower ground floor bedroom could be used in any number of ways to suit your needs and also has a shower room to accommodate guests, family or an easy bathroom break while working.

The modern presentation of the house sympathetically blends the traditional nature of this stone through house and adds a touch of character, blending old and new.

Located in the heart of Netherton, this property offers a handy base within easy reach of local amenities including well sought after schooling, a popular farm shop and other day to day conveniences.

Whether you're looking to enjoy a leisurely stroll in the village or explore the nearby countryside, this location provides the best of both worlds.

Don't miss out on the opportunity to make this flexible, spacious and well appointed property your own. Contact us today to arrange a viewing and take the first step towards finding your dream home in this charming village setting.

ON THE GROUND FLOOR

ENTRANCE HALLWAY

A welcoming and well presented reception area with stairs leading to the first floor and lower ground floor, a central heating radiator and is accessed via a bespoke front door.

LOUNGE

14'9" x 12'8"

A good sized and well presented reception room situated at the front of the property with a traditionally styled, electric stove set within the chimney breast. There is a double glazed window and a central heating radiator.

DINING KITCHEN

16'4" x 9'3"

A spacious and practical room. Fitted with a range of modern wall and base units in white with complementary, black slate effect working surfaces that incorporate a stainless steel sink with mixer tap over. Surrounding the preparation areas are contrasting red high gloss splash back tiles. The kitchen is further equipped with an electric oven with gas hob above and an extractor fan over. You will also find an integrated fridge, breakfast bar, tiled flooring, a double glazed window and a central heating radiator.

ON THE LOWER GROUND FLOOR

HALLWAY & UTILITY

With tiled flooring, under stairs storage area, recessed spot lighting, double glazed window and radiator. In the utility area there are base level cupboards, a worktop, plumbing for a washing machine and tiled splashbacks.

SHOWER ROOM

8'1" x 3'9"

Fully tiled and fitted with a three piece suite comprising, double shower cubicle, low flush wc and hand wash basin. There is a towel radiator and a fitted mirror to one wall.

3RD BEDROOM/2ND RECEPTION ROOM

16'3" x 9'1"

A flexible space which has independent access to the

rear of the property along with a double glazed window and radiator.

FIRST FLOOR

LANDING

A split level landing with loft access (not inspected at the appraisal).

BEDROOM ONE

14'9" x 12'8" max 11'4" min

A good sized double bedroom situated to the front of the property with double glazed window and radiator.

BEDROOM TWO

16'5" x 9'3"

A further double bedroom with exposed stone wall, double glazed window and radiator.

BATHROOM

8'7" x 7'6" max

A well appointed bathroom with part tiled walls, fully tiled floor and underfloor heating. Fitted with a modern, three piece white suite comprising: "P" shaped panelled bath with shower over and matching curved splash screen, a low flush wc and hand wash basin. Ladder/towel radiator, extractor fan and a doubled glazed window with privacy glass inset.

OUTSIDE

To the front of the property there is an enclosed paved

garden area behind wrought iron railings with a matching gate. There is a small area in the rear yard belonging to the property.

EPC RATING C

COUNCIL TAX BAND B

TENURE

We've been advised this is a freehold property, this should be checked by an incoming purchasers solicitor.

