





Fieldway Rise,Huddersfield HD4 7FH

william h brown

welcome to

Fieldway Rise, Huddersfield

An immaculate, newly built home on a highly sought-after Persimmon development in Netherton. Located close to schools, the farm shop, local amenities and public transport links, Chain free and ideal for those upsizing with double bedrooms, off-road parking and an open-plan dining-kitchen.













Agents Note: Aml
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge
15' 8" x 9' 1" (4.78m x 2.77m)

Kitchen Diner
17' 2" x 10' 6" (5.23m x 3.20m)

Utility
6' 5" x 5' 3" (1.96m x 1.60m)

Bedroom One
13' 7" x 12' 5" (4.14m x 3.78m)

Ensuite
Bedroom Two
9' 7" x 9' 2" (2.92m x 2.79m)

Bedroom Three
9' 4" x 8' 9" (2.84m x 2.67m)

Bedroom Four
10' 9" x 7' 2" (3.28m x 2.18m)

Bathroom

Garage

welcome to

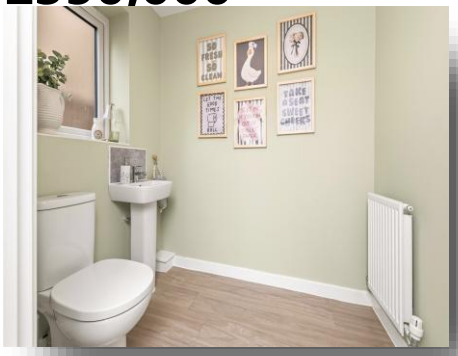
Fieldway Rise, Huddersfield

- **Guide Price £350,000 to £375,000**
- Highly sought-after development in Netherton with NHBC valid for 7 years
- Available with no onward chain
- Immaculate throughout with upgraded internal features and new landscaped patio garden
- Peaceful location close to schools, the farmshop and amenities
- Integral garage
- Ideal for upsizing families

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119417

The Property Ombudsman

Property Ref:
HDF119417 - 0007

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01484 542072

huddersfield@williamhbrown.co.uk

8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.