



72 Hawkroyd Bank Road

Netherton, Huddersfield, HD4 7JP

A superb opportunity to purchase this detached family home with four bedrooms and two bathrooms, two to the ground floor and two to the first. The property is beautifully maintained throughout but is now ready for a new kitchen with the potential to create a fabulous open plan living/dining kitchen. Available with no vendor chain the property briefly comprises entrance hallway, utility, lounge, dining room, dining kitchen, two ground floor bedrooms and a bathroom. To the first floor are two further bedrooms and a second bathroom. Garage, off road parking and South West facing private garden.
NO VENDOR CHAIN.

O.I.R.O £475,000

72 Hawkroyd Bank Road

Netherton, Huddersfield, HD4 7JP

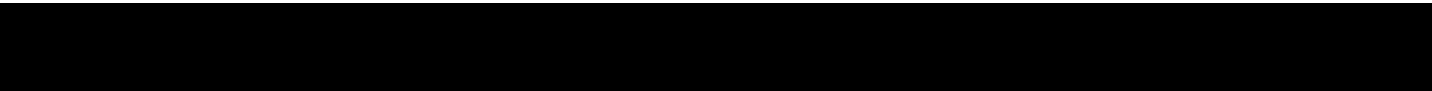


- FOUR BEDROOM DETACHED FAMILY HOME
- POTENTIAL FOR EXTENSION AND IMPROVEMENT OF THE KITCHEN
- DINING KITCHEN, DINING ROOM AND LOUNGE
- LARGE PLOT WITH FRONT AND REAR GARDENS
- TWO GROUND FLOOR, TWO FIRST FLOOR BEDROOMS AND TWO BATHROOMS
- NO VENDOR CHAIN

Entrance 16'0" x 7'7" (4.88m x 2.31m)	Bedroom 4 11'5" x 8'11" (3.48m x 2.72m)
Utility 8'10" x 4'8" (2.69m x 1.42m)	Family Bathroom 7'5" x 6'4" (2.26m x 1.93m)
Lounge 19'11" x 15'11" max (6.07m x 4.85m max)	First Floor Landing
Dining Room 10'9" x 7'9" (3.28m x 2.36m)	Master Bedroom 13'11" x 13'8" (4.24m x 4.17m)
Kitchen 13'8" x 13'1" (4.17m x 3.99m)	Bedroom 2 11'5" x 9'8" less bulkhead (3.48m x 2.95m less bulkhead)
Larder 6'7" x 5'2" (2.01m x 1.57m)	First Floor Bathroom 10'11" x 5'0" (3.33m x 1.52m)
Bedroom 3 11'3" x 11'0" (3.43m x 3.35m)	Garage 16'1" x 8'11" (4.90m x 2.72m)
	Garden and Parking

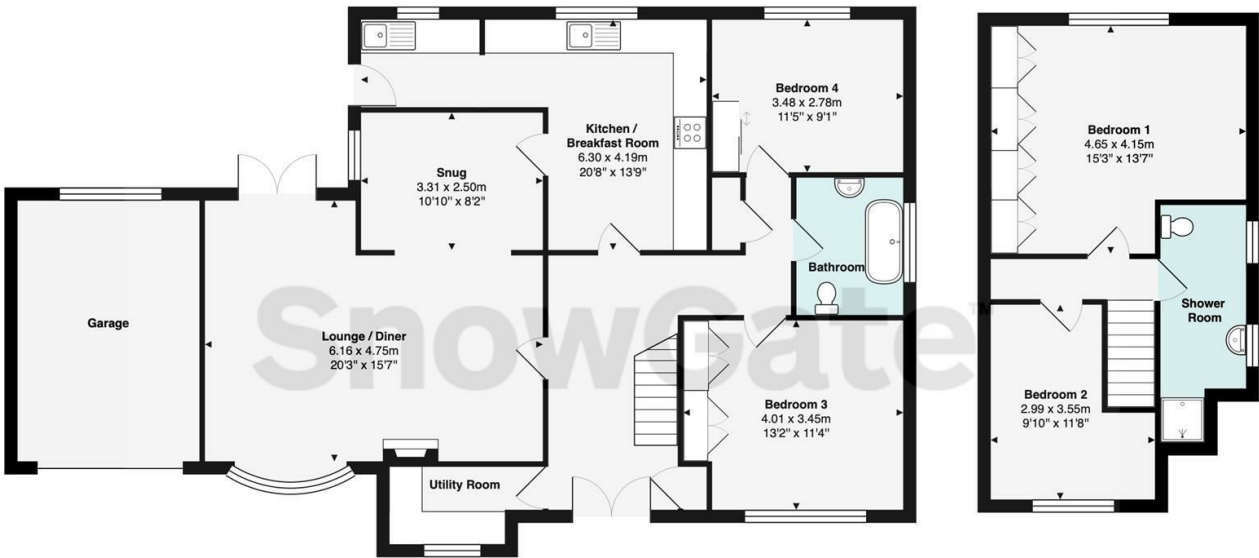


Directions





Floor Plan

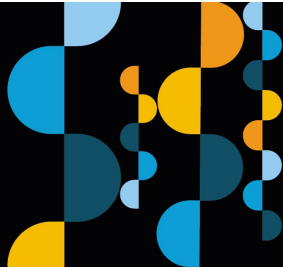
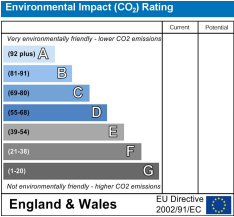
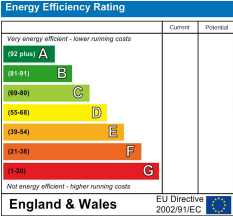


Hawkroyd Bank Road, Netherton, Huddersfield, HD4 7JP

Total Area: 156.9 m² ... 1689 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Estate
agency
done
properly

Snow
Gate™

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk