



Lea Lane, Netherton, HUDDERSFIELD, HD4 7DP

welcome to

Lea Lane, Netherton, HUDDERSFIELD

Immaculately presented throughout, this fabulous character property in highly sought-after Netherton ticks all of the boxes for those looking to settle in a peaceful, semi-rural location with a garage, private courtyard gardens and countryside views. ****GUIDE PRICE £290,000 - £300,000****



Entrance Vestibule

With tiled flooring, double glazing and external access to the front.

Dining Room

10' 11" x 11' 10" (3.33m x 3.61m)

Fabulous bright and airy dining space with a double glazed patio door to the front, tiled flooring and a gas centrally heated radiator.

Kitchen

Irregular Shaped Room 18' 2" Irregular shaped room x 7' (5.54m Irregular shaped room x 2.13m)

A modern, bright and characterful kitchen with tiled flooring, wooden worktops and skylight windows along with two double glazed windows to the rear and side of the house, with a patio door opening into a private courtyard. The kitchen is newly renovated with integral appliances such as a microwave and a dishwasher, with additional space to house a fridge/freezer and a washing machine. There is a double porcelain sink, a double electric oven with an electric hob and an extractor hood.

Living Room

16' into recess x 14' 2" (4.88m into recess x 4.32m)

A beautifully presented living room with three double glazed windows to the front of the house capturing rural views. With carpeted flooring and warmed by a gas centrally heated radiator.

Ground Floor W/C

Accessed just through the kitchen, a useful addition with a low-flush W/C, and handwash basin and an extractor fan. The ground floor W/C has tiled flooring and is heated by under-floor heating. The boiler is housed in this room.

Landing

The landing has carpeted flooring, a loft hatch and an integral wardrobe for additional storage.

Bedroom 1

12' x 9' 8" (3.66m x 2.95m)

The first bedroom has two double glazed windows

overlooking the rear and side of the property, laminate flooring and a gas centrally heated upright radiator.

Bedroom 2

9' 5" x 14' 3" (2.87m x 4.34m)

A generously sized second bedroom with a set of three double glazed mullion windows to the front, carpeted flooring and a gas central heated radiator.

Bedroom 3

Irregular Shaped Room 12' 4" x 9' 2" Irregular shaped room (3.76m x 2.79m)

With carpeted flooring, two double glazed windows overlooking the front and warmed by a gas central heated radiator.

Bathroom

The house bathroom has a modern three-piece suite including a low-flush W/C, a pedestal sink and a bath with a hand-shower over. There is laminate flooring down, with a heated towel rail and a double glazed window overlooking the rear.

Integral Garage

An integral garage sits underneath the house with a roller garage door, and with power and lighting.



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Lea Lane, Netherton HUDDERSFIELD

- GUIDE PRICE £290,000 - £300,000
- Integral garage
- Deceptively spacious
- Beautifully presented throughout
- Semi-rural location with countryside views

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£290,000 - £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118287 - 0009

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