



**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.



### **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

- Integral garage
- Deceptively spacious
- Beautifully presented throughout
- Semi-rural location with countryside views
- Private garden space

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

offers over

**£285,000**



Please note the marker reflects the  
postcode not the actual property

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