



Sherwood Drive, Netherton, Huddersfield, HD4 7EJ

welcome to

Sherwood Drive, Netherton, Huddersfield

A beautifully presented semi-detached cottage in Netherton, featuring two bedrooms, modern interiors, a bright sun room and a stunning landscaped garden. Close to great schools, transport links and scenic walks, it offers comfort, charm and convenience.



Lounge

12' 8" x 14' 4" (3.86m x 4.37m)

Kitchen

14' 3" x 7' 9" (4.34m x 2.36m)

Sun Room

11' x 11' 6" (3.35m x 3.51m)

Bedroom One

12' x 9' 5" (3.66m x 2.87m)

Bedroom Two

9' 4" x 11' 4" (2.84m x 3.45m)

Bathroom**Agents Note**

The seller has been unable to confirm the ground rent and services charges that could be applicable to the property. Please take this into consideration when deciding affordability factors. Your conveyancer will be able to raise enquires and respond in this regard



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welcome to

Sherwood Drive, Netherton Huddersfield

- Stylish semi-detached home in Netherton
- Modern kitchen with integrated appliances
- Bright sun room with skylight windows
- Two generously sized bedrooms
- Landscaped garden with decking and lawn

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Jan 1932. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000 - £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118809 - 0004

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.

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