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01484 508000



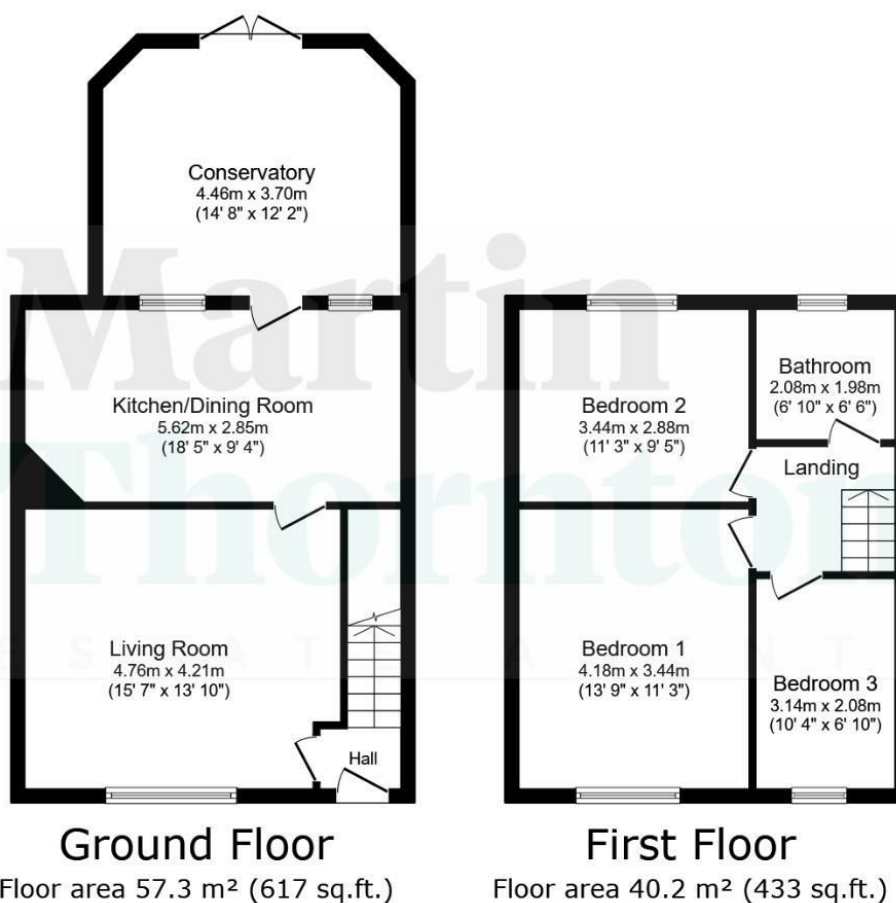
Delph Lane, Netherton Huddersfield, Yorkshire

£1,150 Per month

Located in the heart of Netherton Village boasting far reaching views from the front elevation towards Castle Hill, is this well appointed, stone built through terraced house. Having being recently renovated, and benefiting from brand new internal doors, carpets, electrics and decor throughout, the property may well prove suitable to the professional couple and is nestled in this popular Huddersfield suburb within a short distance of recommended local schooling, shopping amenities, local farm shop Holmfirth and Huddersfield town centre. Internally the property has been finished to a fantastic standard and briefly comprises entrance hall, lounge and dining kitchen, along with orangery. To the first floor there are three good sized bedrooms and a modern contemporary bathroom. Externally there is ample parking to the front elevation via a stone driveway with Indian slate path. To the rear there is an enclosed, private garden area with decking and a raised area of all-weather grass. As one would expect, the property enjoys a gas central heating system, and is fully uPVC double glazed.

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Floorplan



TOTAL: 97.5 m² (1,050 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details



Entrance Hall

A uPVC and double glazed door opens to the entrance hall where there is coving to ceiling, hanging hooks, radiator and attractive antique style flooring. Stairs rise to the first floor landing.

Lounge



A timber panel ed door leads from the entrance hall through to the lounge, having a light and airy feel due to three large uPVC leaded and double glazed windows to the front elevation, boasting views towards Castle Hill. There is coving to the ceiling, along with three wall light points and a radiator. The focal point of this room is this attractive, exposed stone fire surround with corner slate insert and stone hearth, home to a living flame style stove. From here a timber and glazed door takes us through to the dining kitchen.

Dining Kitchen



This room is set to the rear of the property, benefiting from lots of light via two uPVC double glazed windows. The kitchen has a range of base cupboards, drawers, roll edged work tops and tiled splash backs with matching wall cupboards over, and a breakfast bar. There are integrated appliances, including split level hob and oven with over lying extractor hood along, with plumbing for an automatic washing machine and dishwasher. There is an inset stainless steel sink unit with mixer tap, coving and inset down lights to the ceiling with additional LED lights, a useful understairs store cupboard, radiator and brand new attractive Travertine style tiled flooring throughout. This room is also home to the Vokera combination boiler.

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Orangery

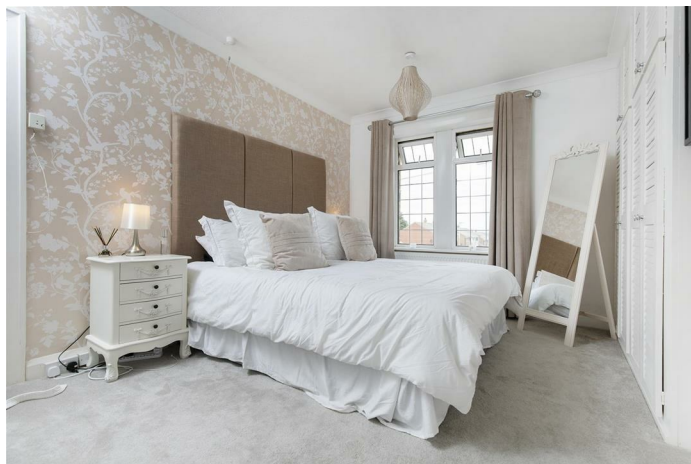


The orangery is a recent addition to the property, being the 'wow' room of the house and enjoying lots of light from three elevations courtesy of several uPVC double glazed windows. There are various power points along with new blinds, and two radiators. There is a brand new oak style floor running throughout. Access to the rear decking and garden beyond is granted via a pair of French uPVC double glazed patio doors.

Bathroom

This stunning new bathroom suite has been finished to a high standard, enjoying a low flush WC and vanity hand basin with chrome monobloc tap over. There is a panelled bath with matching monobloc tap and an overlying mains fed shower. The walls are tiled to dado height with contrasting tiled floor. There are inset down lights to ceiling, uPVC double glazed window to the rear elevation and a stylish, wall mounted, chrome, ladder style heated towel rail.

Bedroom One



This double room is set to the front of the property and has two uPVC double glazed leaded windows providing views towards Castle Hill. There are fitted wardrobes to the alcove with various hanging rails and shelving options, coving to ceiling, ceiling light point and radiator.

Bedroom Two



Another generous double bedroom set to the rear of the property with a uPVC double glazed window looking out onto the garden below. There are wall-length fitted wardrobes with various hanging rails and shelving options, coving to the ceiling, ceiling light point and radiator.

Bedroom Three

A good size single bedroom that, in the past, has been used

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as a 'work from home' study. There is a storage area above the bulkhead, along with fitted shelving, and with built-in wardrobes with various hanging rails and shelving options. There is coving to the ceiling, a radiator and a uPVC double glazed window looking out towards Castle Hill.

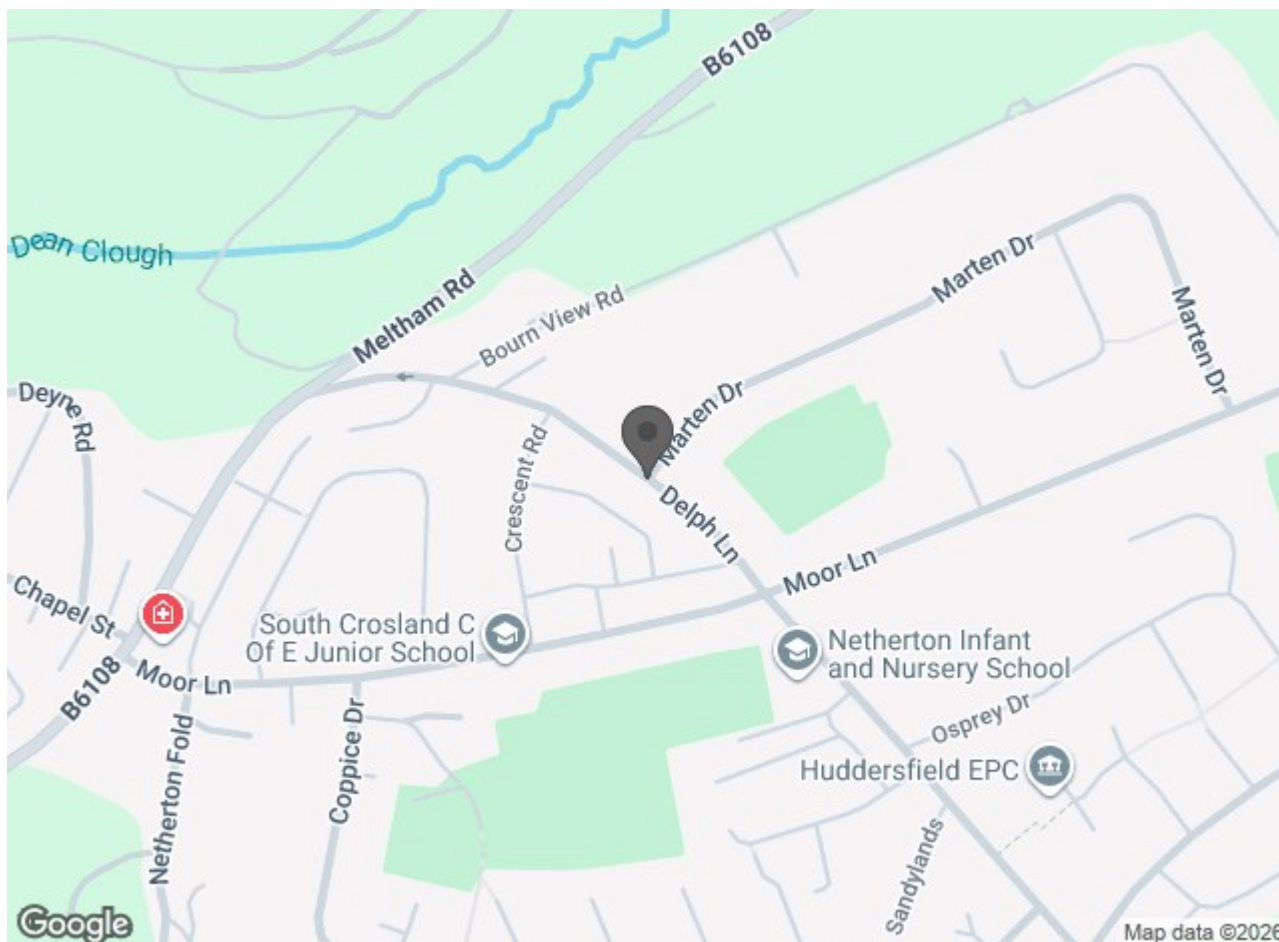
External Details



As the photos suggest, the front of the property has lots of parking provided by a large, stone driveway. Indian slate pathways run up either side of the drive way and meet at the front door. The rear garden has been completed to a very high standard, and, being fenced and enclosed, has a very private feel.. There is an area of decking, and steps lead up to an Astro Turf garden area with garden lighting.

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Directions



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Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.