



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 11 Netherend Road, Huddersfield, HD7 5EA

**Price Guide £139,995**

\*ATTENTION A GREAT OPPORTUNITY TO PURCHASE IN SLAITHWAITE \* \* LAST AND FINAL OFFER'S\* " NOT TO BE MISSED" \*NO ONWARD CHAIN\* A perfect property ready for you to add your own unique stamp on this two bedroom, stone built property with gardens to the front and flagged patio to the rear with outbuilding. Situated in a extremely popular residential area of Slaithwaite of Huddersfield the accommodation boasts double glazing throughout and briefly comprises of: Entrance hallway, lounge with under stairs storage cupboard, kitchen is set to the rear with access to a cellar and door leads to the rear. To the first floor landing:- There are two bedrooms and a house bathroom. Externally the property offers garden to the front and rear with on street parking. Viewing is \*HIGHLY ENCOURAGED\* to appreciate this versatile space on offer in this family home! Contact us now to arrange your viewing on 01484 644555! \*NOT TO BE MISSED\* \*VIRTUAL VIEWING AVAILABLE\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



### Entrance Door

An entrance Upvc door leading to:

### Hallway

Entrance hallway with staircase rising to the first floor landing, door leading to:

### Lounge 15'1 x 11'7 (4.60m x 3.53m)



A charming lounge set to front elevation with a uPVC window to the front aspect and views of the front garden. Featuring fire surround with display shelves and an inset electric fire with matching back and hearth. Finished with Telephone point, T.V point and door leading to:

### Kitchen 9'1 x 7'8 (2.77m x 2.34m)



The kitchen is set to the rear elevation with uPVC double glazed window overlooking the rear garden. Featuring a matching range of base and wall mounted units in Walnut effect with contrasting laminate effect roll edged working surfaces, rustic tiled splash back, inset stainless steel sink unit with drainer and mixer tap. Electric cooker point with an extractor hood over, there is plumbing for automatic washing machine in situ. Finished with tile effect flooring and a uPVC door leading to the rear patio garden:

### To The Lower Floor

Staircase descends to the first floor with access to a keeping cellar:

### Cellar

There is ample space of fridge and freezer and access to fuse box:

### To The First Floor Landing



To the first floor landing, there is a small loft hatch and doors leading to:

### Bathroom 6'1 x 5'9 (1.85m x 1.75m)



Partly tiled, house bathroom with uPVC opaque window to the rear aspect featuring chrome effect fittings. Comprising of a three piece suite in grey consisting of panelled bath with hot and cold taps, hand wash pedestal basin and low level flush w/c. Finished with built in storage cupboards over the bulk:

### Bedroom One 12'3 x 12'1 (3.73m x 3.68m)



Good sized double bedroom with twin aspect uPVC window overlooking the front elevation, finished fitted wardrobes to one wall and telephone point:

### Bedroom Two 11'9 x 8'3 (3.58m x 2.51m)



A second good sized bedroom with uPVC double glazed window to the rear aspect, finished with fitted wardrobes to one wall, over head storage and bedside cabinet:

### Externally



The property boasts a front garden to the front aspect with stone wall boundary and on street parking. To the rear is a hard standing patio area with steps leading to a raised areas and enclosed with fenced boundaries. An ideal space for entertaining during the summer months:

### Tenure

This property is Freehold.

### Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

### ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2210-8160-2972-5725>

## FURTHER INFORMATION



About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Slaithwaite Junior & Infant School, Wellhouse Junior & Infant School, Wilberlee Junior & Infant School, Colne Valley High School.

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

## BUYERS KEY INFORMATION

### ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

## BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. 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.

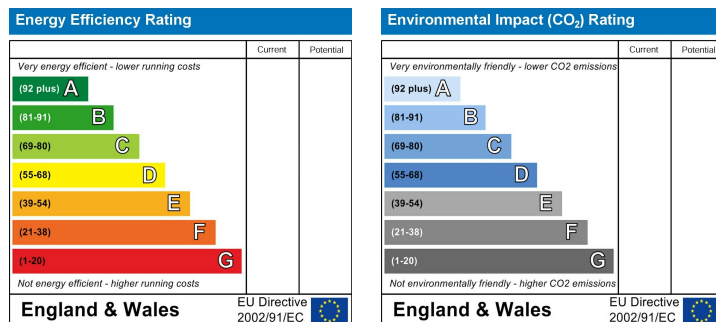
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.

## Floor Plan

### Energy Efficiency Graph



#### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.