



# RESIDENTIAL

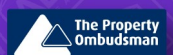
SALES | LETTINGS | PROPERTY MANAGEMENT



## 29 Netherley Drive, Huddersfield, HD7 6HL Offers In The Region Of £125,000

**\*SOLD\*** **\*HIGHLY SOUGHT AFTER LOCATION OF MARSDEN\*** "WELL PLACED FOR ALL AMENITIES AND COUNTRY WALKS" Positioned ideally with views of the valley is this two bedroomed, ground floor flat. Being close to local schools, amenities, bus routes and motorway network. The property boasts gas central heating and double glazing with accommodation briefly comprising of:- entrance side door leading to hallway providing access to kitchen, lounge with views overlooking the valley, two good sized double bedrooms and three piece house bathroom. Externally the property features laid to lawn garden to the front aspect, outdoor storage shed and on street parking. Internal viewing is highly recommended to appreciate all this property has on offer and a VIRTUAL VIEWING is also available. Call our office today and speak with a member of our team on 01484 644555! **\*NO ONWARD CHAIN\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
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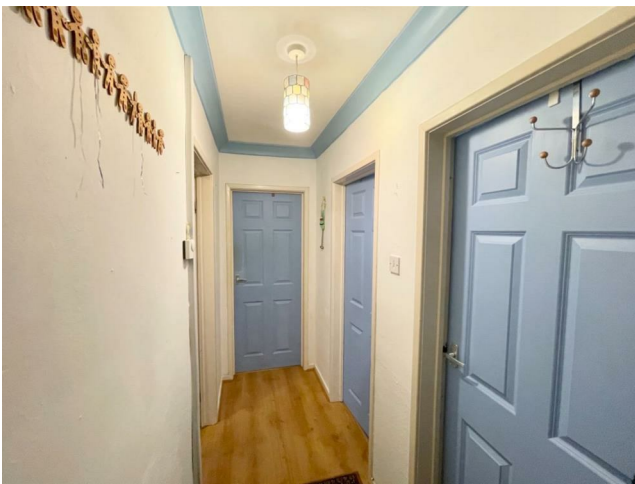


### Entrance Side Door/Vestibule



Upvc side door entrance leading to inner vestibule with access to under stairs storage, housed for combi-boiler and door leading to:

### Hallway



Entrance hallway with wall mounted thermostat, coved ceiling, wall mounted gas central heated radiator and finished with wood effect laminate flooring. Doors leading to:

### Lounge



Well appointed lounge with Upvc window overlooking the front aspect with onward views of the valley. Featuring fire surround, marble effect back and hearth with inset gas fire, built in drawers set to one alcove, T.V point, telephone point and finished with wall mounted gas central heated radiator:

### Kitchen



Fitted kitchen with Upvc window set to rear elevation featuring a matching range of base and wall mounted units in Beech wood effect, contrasting laminate effect roll edged working surfaces, matching tiled splash back, inset stainless steel sink unit with drainer and mixer tap. Gas cooker point, plumbing for automatic washing machine and space for fridge freezer. Finished with housing for the fuse box and wood effect laminate flooring:

## Bedroom One



A good sized double bedroom with Upvc window to front elevation offering an abundance of natural light finished with wall mounted gas central heated radiator:

## Bedroom Two



A second double bedroom with Upvc window to rear elevation finished with T.V point and a useful storage cupboard and built-in wardrobe and a wall mounted gas central heated radiator :

## Bathroom



A partly tiled, three piece house bathroom suite in white with Upvc window to side aspect. Comprising of panelled bath with electric shower over, hand wash pedestal and low level flush w/c. Finished with chrome effect fittings, wood effect laminate effect flooring and wall mounted gas central heated radiator:

## Externally



The property boasts large, laid to lawn garden to the front aspect with fenced boundaries, outdoor shed on street parking:

## FURTHER INFORMATION

Please Note: The Vendor will require 4-6 weeks notice from exchange to complete in order to make necessary arrangements.

## Tenure

This property is LEASEHOLD - 125 year lease from 2015 at £10.00 per annum.  
Please ask the agent

## Council Tax Bands

The council Tax Banding is "A"  
Please check the monthly amount on the Kirklees Council Tax Website.

### **ABOUT THE AREA**

Marsden is a large village within the Metropolitan Borough of Kirklees district, in West Yorkshire, England.

Local highly regarded schools are: Marsden Junior School, Marsden Community Primary School, Marsden Infant & Nursery School

### **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.

### **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.



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### 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.

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