



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 10 Nettleton Hill, Scapegoat Hill, Huddersfield, HD7 4NZ

**Asking Price £325,000**

**\*Not To Be Overlooked\*** Having been attentively renovated by the current owners, beautifully finished with attention to detail with every added finishing touch. Located on this little known hamlet of delightful cottages is this extended, stone built, "THREE" bedroomed semi-detached property, nestled conveniently between Scapegoat Hill, Golcar and Outlane. This stunning property takes full advantage of the outstanding countryside views and its natural seasonal beauty, ideal for those who enjoy scenic walks right on your doorstep with a close-knit community feel whilst also having easy access to the M62 motorway network. The property boasts gas central heating and double glazing throughout as well as charming iron mongering finishes on each internal door. Accommodation briefly comprises of: uPVC side entrance door, a welcoming lobby area, utility room, open plan breakfast dining kitchen with integrated appliances, an extended lounge with wood burner in addition to stunning seasonal views and a modern house bathroom. To the first floor landing: three good sized bedrooms and a contemporary shower room. Externally, there is a lawned garden to the front aspect enjoying far reaching views with stone steps and path leading to the side and rear aspect with off-road parking for two vehicles, useful wood storage and wooden gated access. Internal viewings are highly recommended to truly appreciate the accommodation and surrounding views on offer! **\*VIEWINGS BY APPOINTMENT ONLY\* \*NO CHAIN\***

**\*VIRTUAL TOUR COMING SOON\***

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## SIDE ENTRANCE DOOR



UPVC side entrance door leads to:

## VESTIBULE



Tastefully decorated entrance vestibule with feature bespoke wood panelling and matching delft rack. There is also access to under house storage via hatch. Finished with skylight and contrasting tiled flooring. Door leading to:

## UTILITY ROOM



Modern utility room with uPVC double glazed window to the side aspect. Featuring a matching range of base and wall mounted units in Cashmere with brass handles and contrasting tiled splash backs. Featuring an integrated washer dryer as well as housing for the combi-boiler. Finished with wall mounted double panelled gas central heated radiator and tiled flooring:

## DINING KITCHEN



A beautifully finished dining kitchen with uPVC double glazed windows overlooking the side and rear aspects. Finished with wall mounted gas central heated radiator and contrasting tiled flooring:

### **DINING AREA 16'9 x 8'5 (5.11m x 2.57m)**

Tastefully decorated dining area with uPVC double glazed window overlooking the side aspect. Featuring a matching range of storage units in Soft Grey incorporating space for an American style fridge freezer. Offering ample space for a dining table and chairs, finished with wall mounted double panelled gas central heated radiator and contrasting tiled flooring:

## KITCHEN AREA 9'7 x 8'9 (2.92m x 2.67m)



A contemporary, cottage style fitted breakfast kitchen with uPVC double glazed window overlooking the rear aspect and a second uPVC side entrance door. Featuring a matching range of Shaker-style base and wall mounted units with built in breakfast bar in Cashmere with brushed brass effect fittings, oak wood butcher block working surfaces, complimentary tiled splash backs and an inset Belfast sink unit with brass effect mixer tap. Additionally, there is a gas cooker point with extractor hood over as well as an integrated dishwasher. Finished with inset ceiling spotlighting and contrasting tiled flooring. Door leading to:

## CLOAKSROOM/BOOTSROOM

A useful cloaks room/boots room providing access to the fuse box and meters:

## EXTENDED LOUNGE 16'8 x 10'6 (5.08m x 3.20m )



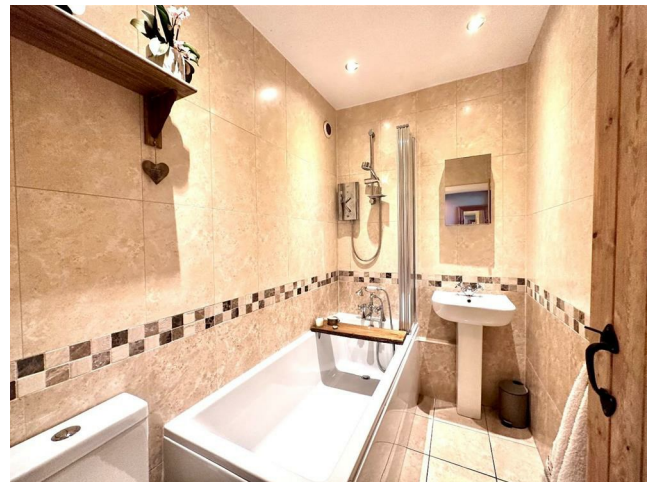
This inviting extended lounge benefits from uPVC double glazed window and velux window allowing an abundance of natural light to fill the room whilst taking full advantage of the stunning views of the surrounding area and beyond. Featuring a wood burner multi fuel stove with bespoke tiled back and Yorkshire stone hearth. Finished with wall mounted lighting and engineered oak wood flooring - this would make an ideal space for entertaining guests or enjoying a cosy evening watching the scenery. Door leads to:

## MULTI FUEL STOVE



A great addition is this wood burner multi fuel stove with bespoke tiled back and Yorkshire stone hearth:

## HOUSE BATHROOM 7'5 x 4'8 (2.26m x 1.42m)



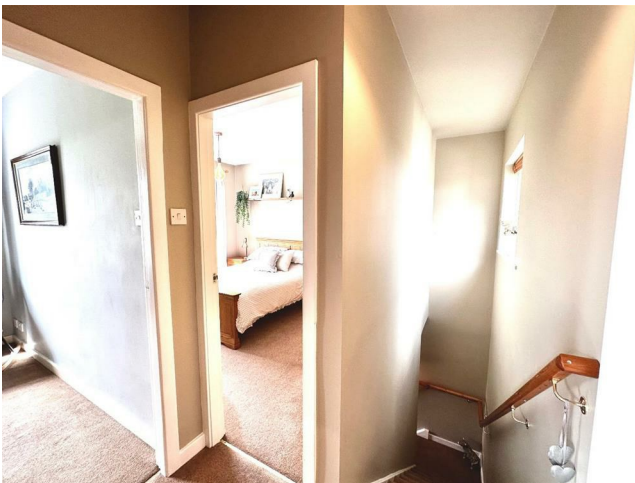
Fully tiled, modern house bathroom consisting of a three piece suite in white with chrome effect fittings, comprises of: panelled bath with mixer tap and shower attachment, electric shower over and bi-folding glass screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted extractor fan and tiled flooring:

## INNER LOBBY



Inner lobby with staircase leading to the first floor landing:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with uPVC double glazed window to the side elevation, benefitting from a loft hatch, doors leading to:

## SHOWER ROOM



Fully tiled, modern shower room with uPVC double glazed window overlooking the side aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: corner shower cubicle with mains fitted shower, waterfall shower head and sliding glass doors, corner hand wash pedestal basin and low level flush w/c. Finished with inset ceiling spotlighting, wall mounted extractor fan and tiled flooring:

## BEDROOM ONE 13'4 x 13'1 (4.06m x 3.99m)



A generously proportioned primary double bedroom with uPVC double glazed window overlooking the front aspect taking in the outstanding views of the natural beauty offered by the surrounding area and beyond. Finished with wall mounted double panelled gas central heated radiator:

### BEDROOM TWO 9'9 x 8'4 (2.97m x 2.54m)



A good sized, well presented second double bedroom with uPVC double glazed window to the front aspect benefitting from the stunning countryside views. Finished with wall mounted double panelled gas central heated radiator:

### BEDROOM THREE 9'2 x 7'6 (2.79m x 2.29m)



A well appointed, third bedroom with uPVC double glazed window overlooking the rear aspect. Finished with wall mounted double panelled gas central heated radiator and wood effect laminate flooring:

### EXTERNALLY



Externally, the property offers a south facing partly laid to lawn garden to the front aspect with stone steps leading to the side elevation and a hard standing patio area - a perfect space for a BBQ, entertaining outdoors and taking in the breathtaking rural views, finished with stone wall

boundaries. To the rear aspect is a partly tarmac and partly gravelled driveway providing ample off road parking with useful wood storage. Finished with fenced and stone wall boundaries with wooden gated access:

### OUTSTANDING VIEWS



Outstanding views of the surrounding countryside and beyond, including Golcar and Bolster Moor. Ideally positioned for those who enjoy countryside walks:

### FURTHER PHOTOS



A selection of further photographs:

### 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 in the Golcar/Scapegoat/Bolster Moor area are as follows:

Scapegoat Hill Junior and Infant School, Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and

Nursery School, Wellhouse Junior and Infant 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.

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment on:

Tel- or our office mobile on

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

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8004-3325-5629-3697-5283>

### **Tenure**

This property is Freehold.

### **Council Tax Bands**

The council Tax Banding is "C"

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

### **ITEMS THAT CAN BE PURCHASED**

Please see below a list of items that can be purchased through further negotiations and are not included within the sale price:

- Bespoke kitchen table
- American style fridge freezer
- Bespoke light fittings/shades
- Curtains, blinds and carpets
- Two piece suite and armchairs
- Belling Farmhouse 90DF 90cm Dual Fuel Ranger Cooker

### **Stamp Duty**

Stamp Duty thresholds, raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up to £250,000, and first-time buyers get relief on homes up to £425,000.

Home-movers will pay no stamp duty on properties up to £125,000, with 2% due on the next £125,000, and the first-time buyer threshold

will drop to £300,000, with no first-time buyer relief on purchases above £500,000.

If your property transaction completes after 31 March 2025, they could incur additional Stamp Duty cost.

### **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.

### **BOUNDARIES AND OWNERSHIPS**

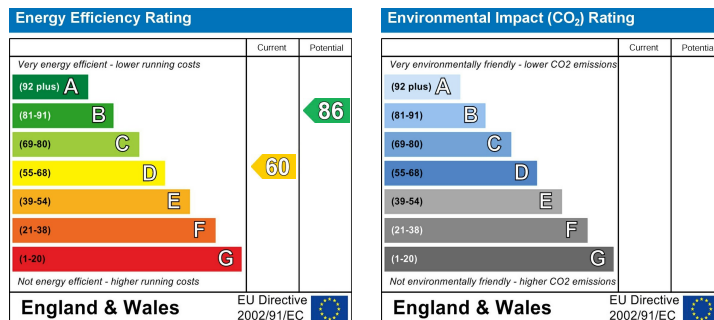
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## Floor Plan

### Energy Efficiency Graph



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