

BOULTONS

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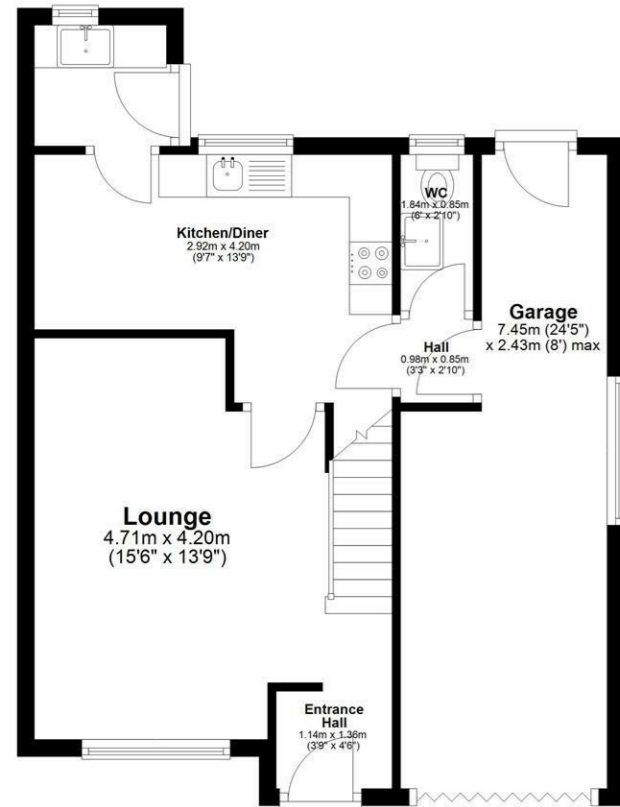


41A Netherton Moor Road
Netherton, Huddersfield, HD4 7JF

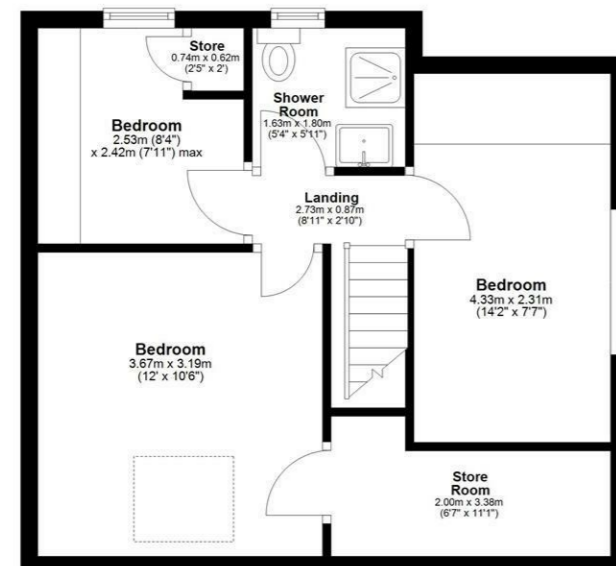
Offers Around £270,000



Ground Floor
Approx. 50.8 sq. metres (547.0 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.7 sq. feet)



41a Netherton Moor Road, Huddersfield



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Located on corner plot, in the charming semi-rural village of Netherton is this delightful semi-detached house presenting an excellent opportunity for those seeking an exciting chance to make their own mark on a beautifully presented and well loved family home. The property boasts a superb plot, providing ample outdoor space and a sense of privacy.

The house features two well-proportioned bedrooms, and single third bedroom (current used as a dressing room, ideal for small families, couples, or individuals looking for extra space. This property has been very well cared for and well maintained, showcasing its potential for further enhancement. With the possibility of extending the home, subject to the necessary permissions, you can truly make this space your own.

Situated close to local schools, a highly regarded farm shop, and the picturesque open countryside, this home is perfectly positioned for those who appreciate the beauty of nature while still enjoying the conveniences of village life. The village centre is just a short distance away, offering a range of amenities to meet your daily needs.

Importantly, this property comes with no onward vendor chain, allowing for a smooth and straightforward purchase process. Early viewing is highly recommended to avoid disappointment, as homes in this desirable area are in high demand. Don't miss the chance to make this lovely house your new home.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

4'4" x 3'7"

Accessed via a uPVC double glazed wood grain effect front door with privacy and leaded glass inset, semi open plan in design leading through to the lounge.

LOUNGE

15'6" max x 13'8" max

The focal point for the room is a coal effect gas fire within a traditional stone surround with a slate tiled hearth, corner tv display unit and decorative chimney breast. There is a feature staircase rising to the first floor with spindles, balustrade and newel post on display with cupboard storage beneath, decorative coving, central heating radiator and a uPVC double glazed wood grain effect window with leaded glass inset positioned to the front elevation.

DINING KITCHEN

13'8" x 8'9" max

Fitted with a range of wall and base units in a light oak design with complementary post-form working surfaces which incorporate a composite inset sink unit with mixer tap and a four ring gas hob. The kitchen is further equipped with a fitted oven beneath the hob and extraction canopy over. There are part tiled splashbacks surrounding the preparation areas, decorative beams and joists on display, central heating radiator, additional space under the stairs and a uPVC double glazed wood grain effect leaded window positioned to the rear elevation.

UTILITY

5'1" x 4'6"

Fitted with base cupboard matching the units in the kitchen with working surfaces incorporating a stainless steel inset sink, tiled splashbacks, plumbing for a washing machine, Ideal Mexico boiler and a uPVC double glazed wood grain effect window to the rear elevation also with leaded detail inset and a uPVC double glazed wood grain effect side door with privacy glass inset which gives access to the rear patio garden.

CLOAKROOM/WC

6' x 2'2"

Fitted with a low flush wc and pedestal hand wash basin, central heating radiator and a uPVC double glazed window with privacy and leaded glass inset.

INNER LOBBY

Giving access to the garage, wc and kitchen.

FIRST FLOOR

BEDROOM 1

12'2" x 10'4"

Enjoying good levels of natural light via the skylight positioned to the front roof slope, central heating radiator and a large eaves storage space measuring 11'6" x 3'9" average.

BEDROOM 2

12'3" to robe x 8'4"

Another double bedroom enjoying good levels of natural light via the uPVC double glazed wood grain effect window which is positioned to the gable end. Central heating radiator and a range of fitted wardrobes with double mirror fronted sliding door fronts providing a full range of hanging, shelving and drawers.

BEDROOM 3 (used as a dressing rom)

8'2" x 5'6" to the wardrobe doors, 22'11" x 19'8" m

The fitted bedroom furniture comprises single cupboard with shelves and double mirror fronted sliding doors with split handing and shelving, central heating radiator and there is a uPVC double glazed wood grain effect window with leaded glass inset taking in the distant views towards Castle Hill and surrounding countryside.

SHOWER ROOM

5'9" x 5'3"

This wet room/shower room has a non-slip floor, shower, hand wash basin, low flush wc, heated towel rail, mobility shower suite, linen cupboard storage, part tiled walls and aqua -board style finish in the shower area and a uPVC double glazed window with privacy glass and leaded detail in set.

LANDING

With a loft hatch giving access to the roof void (not inspected at the time of the appraisal).

GARDEN STORE/WORKSHOP (GARAGE)

4'8" x 4'2"

With a uPVC double glazed wood grain effect door with privacy glass inset giving access to the rear garden.

GARAGE

15'6" x 8'1"

With power, light and natural light via the uPVC double glazed window with leaded glass inset. Alarm control panel and remotely operated electric door.

OUTSIDE

There is a tarmac driveway to the front of the property with flagged pathways behind a wrought iron gate, lawned area to the side with a good degree of privacy behind established evergreen hedge. To the side and rear is an extensive, low maintenance patio style garden with shed for storage and access to the aforementioned garage and utility room.

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND C

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