Peter David Properties Ltd

Residential Sales and Lettings

130 Netheroyd Hill Road

Netheroyd Hill, Huddersfield, HD2 2LX

Offers in the region of £170,000

2 1 1 D

130 Netheroyd Hill Road

Netheroyd Hill, Huddersfield, HD2 2LX

Offers in the region of £170,000

* IMMACULATELY PRESENTED TWO BEDROOM SEMI-DETACHED PROPERTY * DECEPTIVELY SPACIOUS * OPEN-PLAN KITCHEN/DINER * MODERN HOUSE BATHROOM * READY TO MOVE-IN-TO *

Peter David Properties are delighted to present to the open market this IMMACULATELY PRESENTED TWO-BEDROOM SEMI-DETACHED HOME in the highly sought-after area of Netheroyd Hill. Offering a DECEPTIVELY SPACIOUS layout, this home features a BRIGHT OPEN-PLAN KITCHEN/DINER, a STYLISH HOUSE BATHROOM, and is READY FOR IMMEDIATE MOVE-IN.

The ground floor welcomes you with a welcoming living room that seamlessly flows into the open-plan kitchen/diner. Ascend the stairs to find two generously sized double bedrooms and an elegantly designed house bathroom, providing both luxury and practicality. The lower ground floor offers the added benefit of a cellar, providing ample storage solutions.

Enhancing its appeal, this property comes with an alarm system, smart heating, and the option to purchase fully furnished. Situated in the desirable residential area of Cowcliffe, the property offers easy access to the M62 motorway, making it an ideal location for commuters to Manchester or Leeds. Additionally, it is conveniently located near Brighouse and Huddersfield town centres, with excellent schools in close proximity.

BOOK YOUR VIEWING TODAY!

Ground Floor -

Living Room

A generously sized living room featuring a tasteful grey carpet and a PVCu window offering ample natural light and a view of the front aspect. A open doorway provides seamless access to the open plan kitchen/diner and stairs rise to the first floor accommodation.

Open Plan Kitchen/Diner

This kitchen boasts white matching wall and base units, tiled splash-backs, a laminate work surface and a sunken stainless steel sink and drainer. Integrated appliances comprise of electric oven, a gas hob, an extractor fan and a fridge/freezer. There is one freestanding space for an appliance which has plumbing for a washing machine and there is ample space for a dining table. There is a PVCu window allowing plenty of natural light to flow through and a composite door provides access to the rear garden. Access to the cellar.

First Floor -

Landing

A grey carpet flows throughout the first floor accommodation providing access to both bedrooms and the house bathroom.

Master Bedroom

The master bedroom is both gorgeous and spacious, featuring a built-in cupboard for ample storage. A large PVCu window at the rear floods the room with abundant natural light, creating a bright and welcoming atmosphere.

Bedroom Two

The second double bedroom boasts a PVCu window at the front aspect, offering picturesque woodland views. There is access to the boarded loft via a loft hatch which has lighting and electrics.

House Bathroom

The house bathroom is elegantly designed with full tiling and features a WC, wash basin, bath, and overhead shower with a sleek glass screen. Additional amenities include a wall mirror equipped with LED lights and a stylish chrome towel

rail. A PVCu privacy window at the front ensures both natural light and seclusion.

Exterior

The property features gardens both at the front and rear. At the front, access is through a metal gate, with stone steps leading up to the front door. The area is adorned with decorative wood chippings and includes a patio space. The rear garden is tiered, enclosed by timber fencing. The lower tier offers a patio area, while the upper tier boasts an additional patio space.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

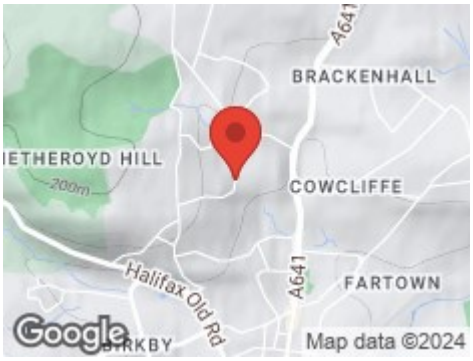
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

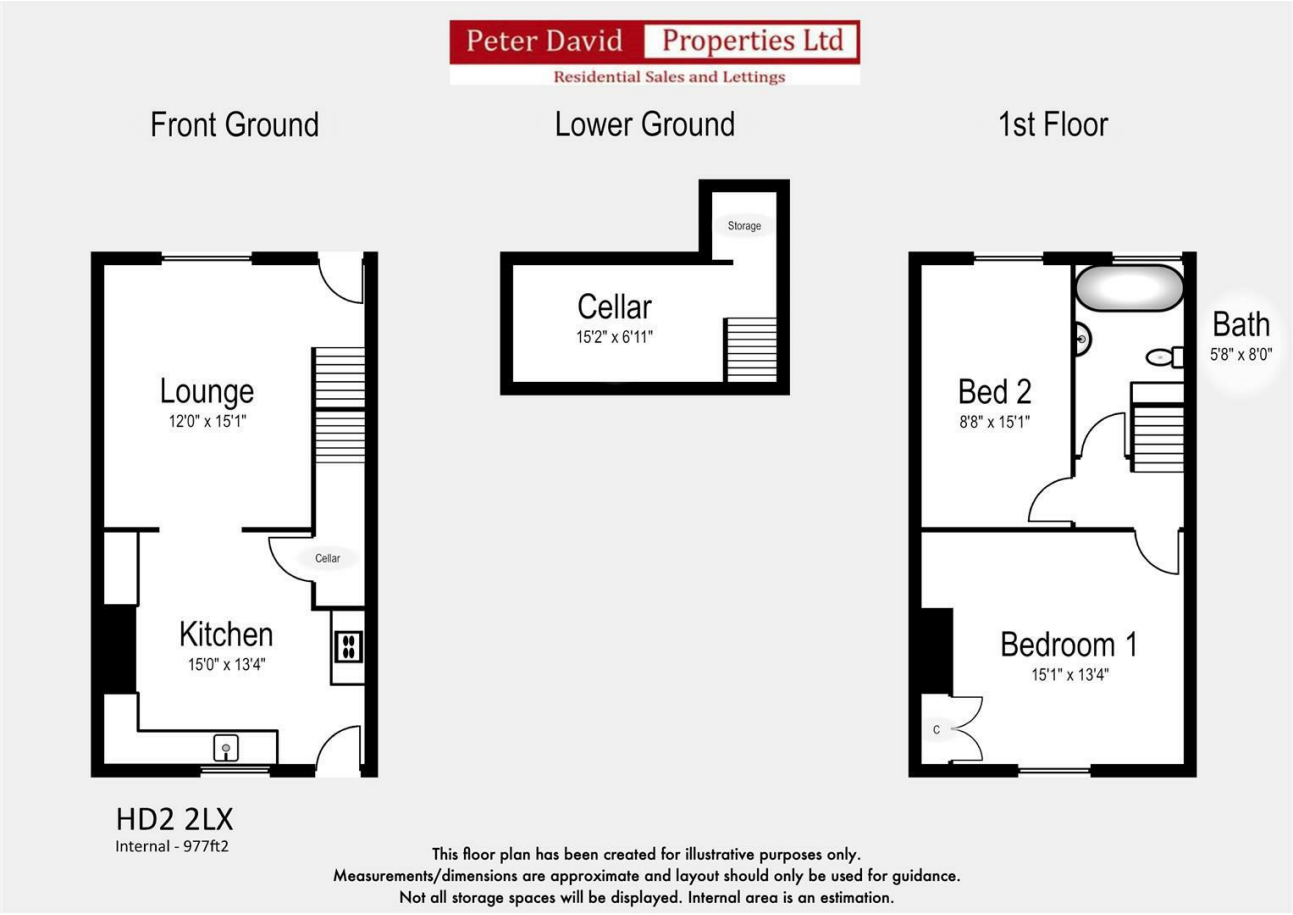
Road Map

Hybrid Map

Terrain Map



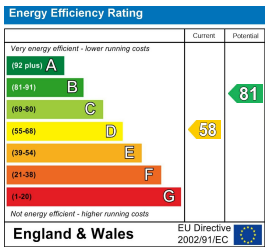
Floor Plan

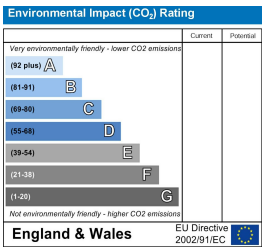


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk