



289 Coppice Drive, Netherton, Huddersfield, HD4 7WT

£270,000

bramleys

This substantial 3 bedroom, semi detached property is situated in this highly desirable semi-rural village of Netherton. Boasting en suite facilities to the master bedroom, the property has a spacious breakfast kitchen with a wealth of integrated appliances.

Boasting accommodation across 3 levels, including 3 double bedrooms, a spacious breakfast kitchen, living room and cloakroom/WC. The property is handily located for the nearby facilities in Netherton, Honley and Holmfirth, and is approximately 3 miles from Huddersfield town centre.

The property would make an ideal purchase for those with a young and growing family, which only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.



## GROUND FLOOR:

Enter the property through a composite external door into:-

### Entrance Hall

With a central heating radiator and an internal access door which leads to the cloakroom/WC.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a concealed flush WC and a hand wash basin. There is tiled flooring, a sealed unit double glazed window and central heating radiator.

### Lounge

15'2" x 12'0" plus bay (4.62m x 3.66m plus bay)

With a sealed unit double glazed bay window to the front, central heating radiator, built-in understairs store cupboard and a gas and pebble effect living flame fire set on to a marble effect hearth and backdrop. This room is open into the dining kitchen.

### Dining Kitchen

15'7" x 8'7" (4.75m x 2.62m)

Fitted with a range of matching modern wall and base units with a wealth of integrated

appliances, including a 4 ring gas hob with built-in oven and grill, overhead extractor fan and light, fridge, freezer, dishwasher and washing machine. There is also an inset stainless steel sink with side drainer and mixer tap, full tiling to the floor, sunken LED lighting, a central heating radiator and sealed unit double glazed patio doors which lead directly into the rear gardens.

## FIRST FLOOR:

### Landing

### Bedroom 1

14'7" x 9'2" (4.45m x 2.79m)

A most spacious master bedroom which has sealed unit double glazed windows to the front, which provide superb far reaching views. There is a central heating radiator and access door to the en suite.

### En suite Shower Room

Being part tiled to the walls and fully tiled to the floor. This room is furnished with a 3 piece suite comprising of a concealed flush WC, hand wash basin and fully tiled shower cubicle with rainwater shower head and additional hose. There are also sunken LED lights, a sealed unit double glazed window and a central heating radiator.



## Bedroom 2

9'2" x 8'6" (2.79m x 2.59m)

Peacefully situated to the rear of the property, having a central heating radiator and sealed unit double glazed window.

## Bathroom

Furnished with 3 piece white suite comprising of a concealed flush WC, hand wash basin and panelled bath with mixer taps and shower attachment. There is sunken LED lighting, a central heating radiator, sealed unit double glazed window, part tiled walls and fully tiled floor.

## SECOND FLOOR:

### Landing

## Bedroom 3

11'6" x 13'9" (3.51m x 4.19m)

Having a Velux window which provides superb far reaching views, a central heating radiator and access either side to eaves storage.

## OUTSIDE:

The property has a double width parking apron to the front and to the rear is an enclosed garden, which comprises of lawn and a flagged patio seating area.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## TENURE:

Leasehold - Term: 999 years from 01/01/2006

Ground Rent: £250 (per annum)

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

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## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

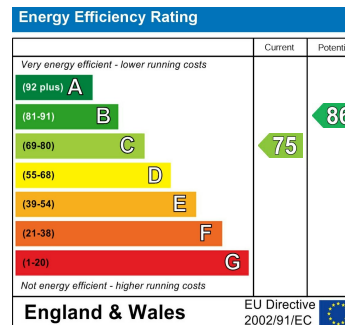
Please call our office to book a viewing on 01484 530361.







NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.



#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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