



36 South Street, Netherton, Huddersfield, HD4 7JQ

£187,500

**bramleys**

## NO UPPER CHAIN

This 2 bedroom, stone fronted townhouse is situated on this peaceful residential cul-de-sac in the popular and much sought after village of Netherton.

Backing onto open fields to the rear, the property would make an ideal purchase for the first time buyer or investor buyer alike.

With gas fired central heating, uPVC double glazing and a newly fitted kitchen and bathroom. Externally the property provides gardens to both front and rear, together with the additional benefit of a single garage close to the property.

Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding townhouse.



## GROUND FLOOR:-

Enter the property via a uPVC entrance door with double glazed panels into:-

### Entrance Hall

Where there is a central heating radiator and uPVC double glazed window.

### Utility Room

6'2" x 2'9" (1.88m x 0.84m)

Fitted with plumbing for a washing machine, venting for a tumbler dryer and uPVC double glazed window.

### Lounge

17'3" x 13'4" max (5.26m x 4.06m max)

Peacefully situated to the rear of the property and having 2 central heating radiators, wall mounted electric and log effect fire, sliding double glazed patio doors leading directly onto the rear gardens and having an open rear aspect. There is also a built in under stair store cupboard.

### Kitchen

8'10" x 7'2" (2.69m x 2.18m)

A brand newly fitted kitchen comprising floor and wall units and laminated working surfaces. Integral appliances include a 4 ring gas hob with overhead extractor fan and light and a built-in oven and grill and a 1.5 bowl stainless steel sink unit with mixer taps and side drainer. There is also a uPVC double glazed window and a central heating radiator and the central heating boiler.

## FIRST FLOOR:-

### Landing

There are 2 separate built-in linen cupboards.

### Master Bedroom

13'4" x 9'3" (4.06m x 2.82m)

Peacefully situated to the rear of the property with an open aspect across the adjacent playing fields. There is also a central heating radiator and uPVC double glazed window.

### Bedroom 2

13'4" x 8'11" (4.06m x 2.72m)

Situated to the front of the property and benefitting from stunning views towards Castle Hill. There are 2 uPVC double glazed windows and a central heating radiator.

### Bathroom

Part tiled to the walls and furnished with a 3 piece suite comprising low flush toilet, pedestal wash hand basin and panelled bath with overhead shower. There is also a chrome ladder style radiator.

## OUTSIDE:

The property has gardens to both the front and rear. The front of the property has a low maintenance pebbled garden with perimeter fencing and the rear has a full width flagged patio and lawn garden enclosed by timber fencing. The property also has a single garage with up and over door, which is located in the block of four garages nearest the house.

## 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:

Freehold

## COUNCIL TAX BAND:

B

## 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.

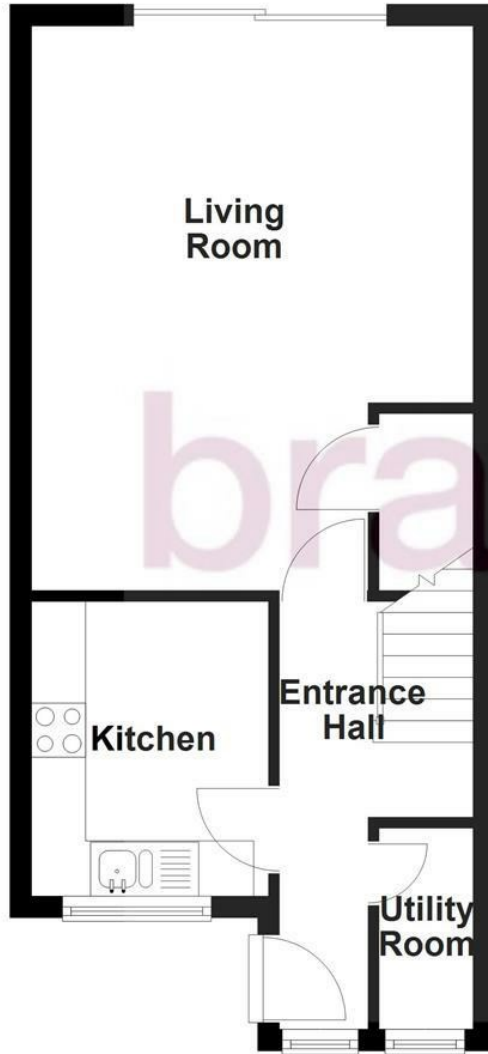
## VIEWINGS:

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

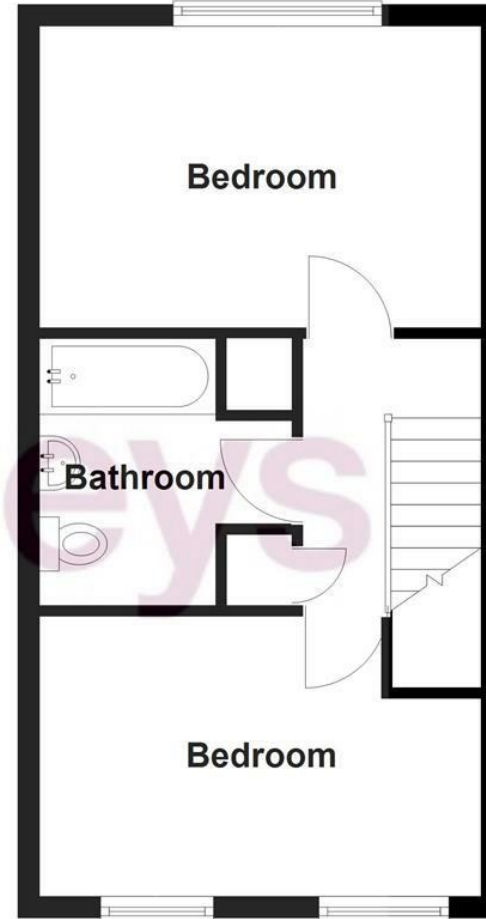




## Ground Floor



## First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	76	
(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	

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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