



28 Bourn View Road, Netherton, Huddersfield, HD4 7JZ

£300,000

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This 3 bed detached property offers a perfect blend of comfort and style. Boasting superb elevated views from the open plan living area and balcony and rear conservatory which provides an additional space to unwind, overlooking the landscaped garden. Originally offering 4 bedrooms, the property has been adapted by the current owner and now has a master bedroom with large dressing room and en-suite. The none-through road ensures peace and privacy, while the integral garage and driveway provide ample off road parking. Having stylish decor, quality fixtures and fittings throughout and being conveniently located for amenities within Netherton village. This property offers the best of both worlds - a peaceful retreat with easy access to shops, schools, and other essentials. Early viewing advised!

Energy Rating: C



GROUND FLOOR:

Enter the property through a uPVC external door.

Entrance Hall

Fitted with a central heating radiator and staircase rising to the first floor.

Bedroom 3/Office

9'7" x 6'9" (2.92m x 2.06m)

A versatile room which works as a single bedroom or office. Fitted with solid oak flooring, a central heating radiator and uPVC double glazed window.

Shower Room

Furnished with a modern three piece suite comprising low flush WC, shower enclosure and wash hand basin. There is

an electric shaver point, a central heating radiator and part tiled walls.

FIRST FLOOR:

Open Plan Lounge/Kitchen Area

19'6" x 18'10" (5.94m x 5.74m)

This lovely open plan living space takes full advantage of the elevated views across the valley via the uPVC double glazed window and French doors to the balcony. The living space has wall light points, solid oak flooring and 3 radiators. The kitchen is fitted with a range of high gloss wall and base units with soft close doors and drawers and granite work surfaces over. Integrated appliances include an oven, 4 ring gas hob with extractor hood over, wine rack, sink unit with side drainer, integrated fridge and freezer and plumbing for a

washing machine. The kitchen area has tiled flooring and a uPVC door which leads to the conservatory.

Conservatory

9'11" x 8'6" (3.02m x 2.59m)

Being of uPVC double glazed construction, this useful additional reception space has a wall mounted heater and door which leads into the rear garden.

SECOND FLOOR:

Landing

A large feature uPVC double glazed window provides plenty of natural light flood into the open plan living space and landing.



Bedroom 1

9'4" x 8'1" (2.84m x 2.46m)

Formerly two bedrooms, it now provides a master suite with dressing room and en-suite. Both doors are still in place from the landing, so these bedrooms could be put back into two if required. A stud wall would need to be re-erected to divide the 2 bedrooms.

Dressing Room/Formal Bedroom

9'2" x 8'1" (2.79m x 2.46m)

Having a central heating radiator and a uPVC double glazed window.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin and shower cubicle. There are tiled splashbacks and an extractor fan.

Bedroom 2

11'1" x 6'2" (3.38m x 1.88m)

A double bedroom which is fitted with a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising bath with overhead rainfall shower and separate shower attachment, pedestal wash hand basin and low flush WC. There is a ladder style radiator, tiled floor and a uPVC double glazed window.

OUTSIDE:

To the rear is a low maintenance garden with flagged patio finished in Indian stone. There

are low maintenance gravelled sections, feature stone walling and a small lawned area. There is a decked area to the side of the property which enjoys views to the front. A driveway provides off road parking and the integral garage measures 19'6 x 7'10 with electric door, internal power and lighting. The garage houses the central heating boiler and has been extended to the front to allow additional room.

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.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616). Proceed through the traffic lights and continue along the main road to the traffic lights at Lockwood Bar. Proceed straight ahead at the lights into Meltham Road and follow this road to the centre of Netherton village. Take the left hand turning into Moor Lane and then take the sixth left hand turning into Delph Lane. Follow this road for a short distance and as you start to drop down the hill take a sharp right into Bourn View Road where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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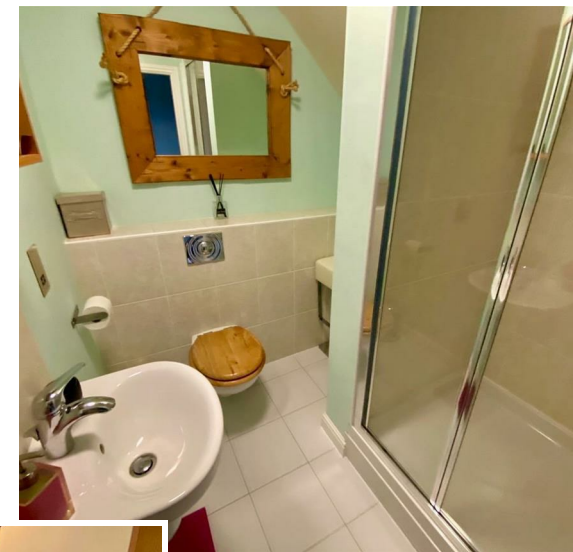
MORTGAGES:

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.

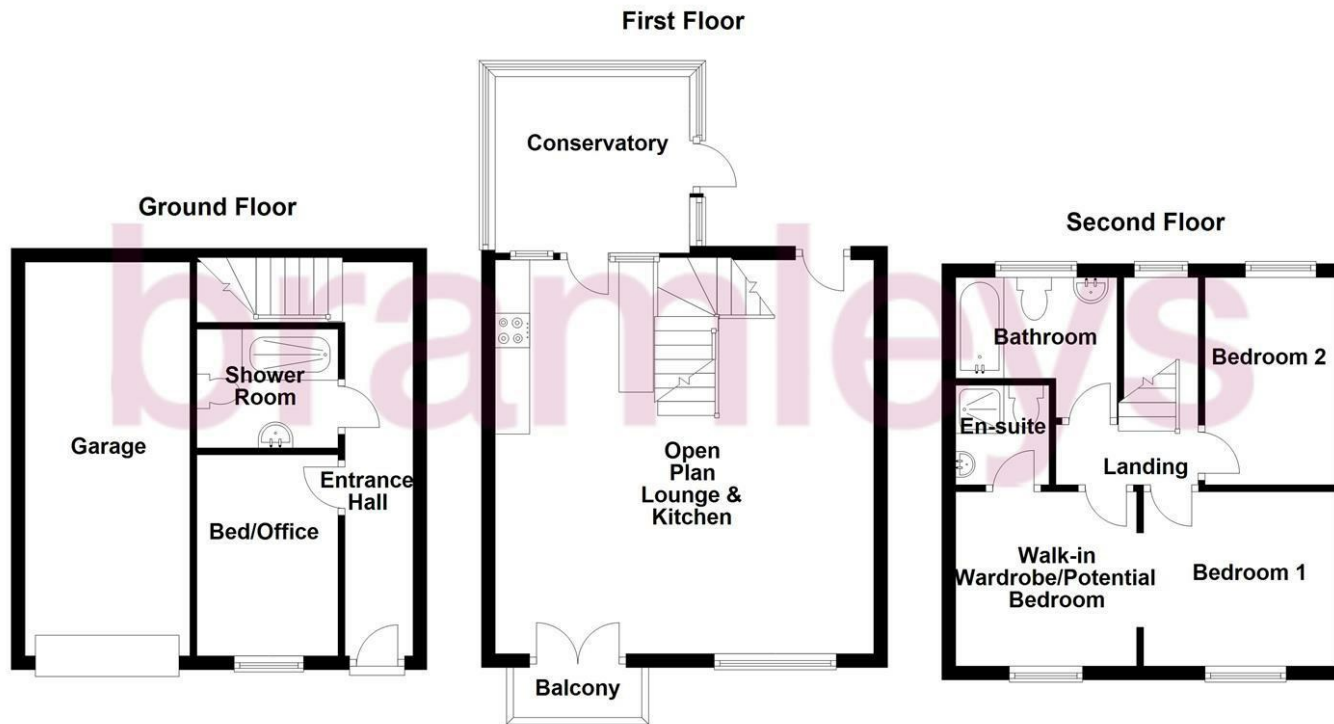
ONLINE CONVEYANCING SERVICES:



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.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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	

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