



16 Netherton Moor Road, Netherton, Huddersfield, HD4 7JE  
Reduced To £235,000

bramleys





This superb period terraced property has all the characteristics one would expect from a property of this age, with high ceilings, covings, picture rails, feature fireplaces, large windows and spacious rooms which extend over 3 floor levels together with a useful cellar. Offered for sale with NO VENDOR CHAIN and VACANT POSSESSION and requiring cosmetic refurbishment, the property is a perfect canvass for a new owner to renovate to their own taste and style. The accommodation comprises: entrance hall, lounge, separate kitchen and dining room, cellar, 3 bedrooms and bathroom at first floor and a further attic bedroom to the second floor. Being of particular interest to the young and growing family, the property occupies an enviable position in the village of Netherton convenient for well regarded local schooling and a wide range of local amenities.

Energy Rating: D





## GROUND FLOOR:

A uPVC entrance door gives access to the property.

### Entrance Hall

A bright and welcoming entrance hall which has a staircase rising to the first floor and a central heating radiator.

### Lounge

12'10" x 13'2" (3.91m x 4.01m)

This well proportioned reception room has a large uPVC double glazed bay window to the front elevation which lets in plenty of natural light. There is also picture rail décor, ceiling coving, a decorative ceiling rose, wall light points, fireplace surround with electric fire and a central heating radiator.

### Kitchen

13'7" x 6'5" (4.14m x 1.96m)

Fitted with a range of wall and base units with working surfaces over, stainless steel sink unit, space for an under counter fridge, integrated gas hob with extractor hood over, space for a washing machine and serving hatch to the dining room. There is an external door leading to the rear porch and the kitchen also has a door which gives access to the cellar.

### Rear Porch

Having an external door to the rear garden.

### Dining Room

13'6" x 12'9" (4.11m x 3.89m)

With picture rail décor, ceiling coving, fitted storage within the alcove, a fireplace surround with gas fire, central heating radiator and a uPVC double glazed window.

## LOWER GROUND FLOOR:

### Cellar

The cellar houses the Ideal central heating boiler and provides additional storage.

## FIRST FLOOR:

### Landing

Having a staircase rising to the second floor attic bedroom.

### Bedroom 1

12'9" x 12'11" (3.89m x 3.94m)

This well proportioned double bedroom, is fitted with a feature cast iron fireplace, central heating radiator and uPVC double glazed window.





### Bedroom 2

13'7" x 11'1" (4.14m x 3.38m)

Another good sized double bedroom, also having a feature cast iron fireplace, fitted wardrobe, central heating radiator and a uPVC double glazed window.

### Bedroom 3

6'6" x 6'3" (1.98m x 1.91m)

This single bedroom has a central heating radiator and a uPVC double glazed window.

### Bathroom

Having part tiled walls and a 4 piece suite comprising bath, shower enclosure, low flush WC and a pedestal wash hand basin. There is also a central heating radiator and uPVC double glazed window.

### SECOND FLOOR:

#### Attic Bedroom 4

17'0" x 12'0" (5.18m x 3.66m)

Another double bedroom with sky light window.

### OUTSIDE:

To the front there is a small lawned garden with planted borders and stone steps lead to the front door. The rear garden also has a small lawn and houses an outside coal store.

### 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), passing through Lockwood. At Lockwood Bar traffic lights go straight ahead onto Meltham Road, continue along Meltham Road until you reach the centre of Netherton village. Take a left hand turning into Moor Lane and then right into Netherton Moor Road. The property can be found on the right hand side of the road.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

### MORTGAGES:

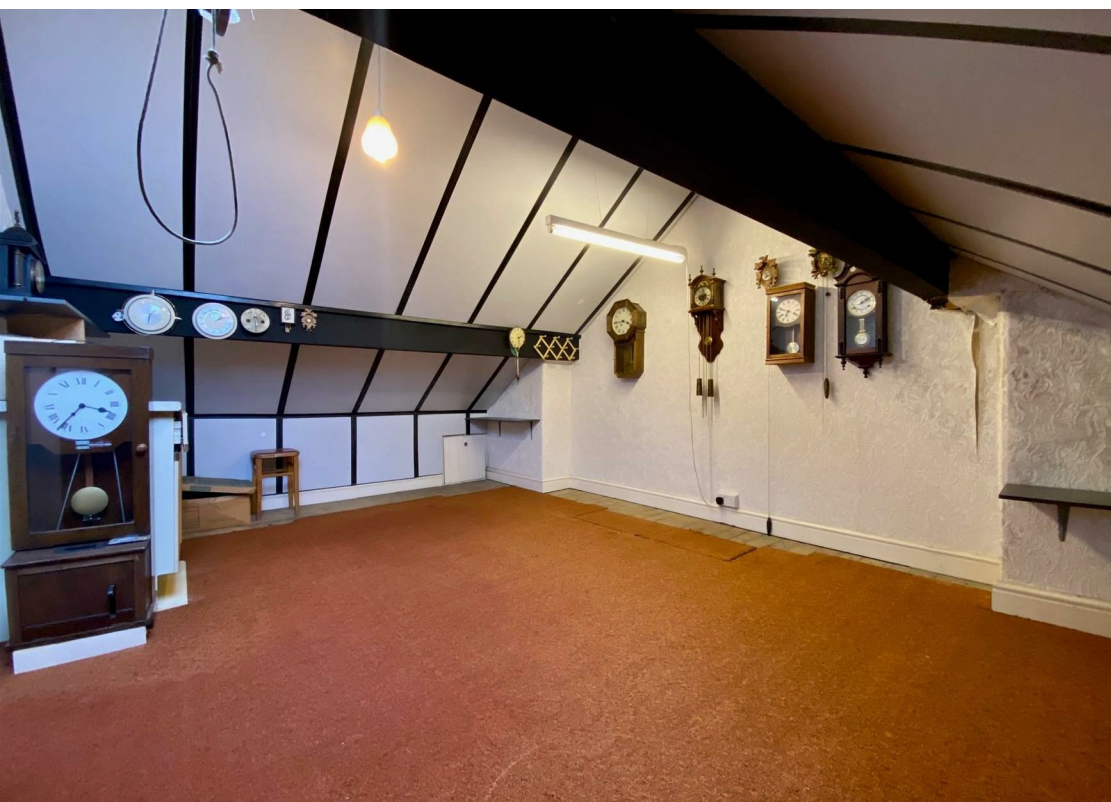
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

### ONLINE CONVEYANCING SERVICES:

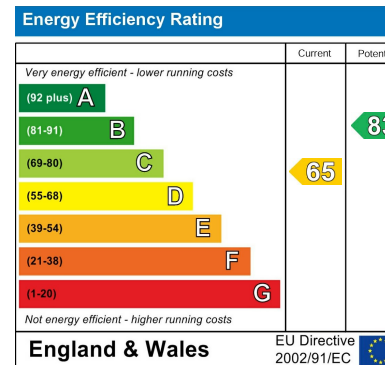
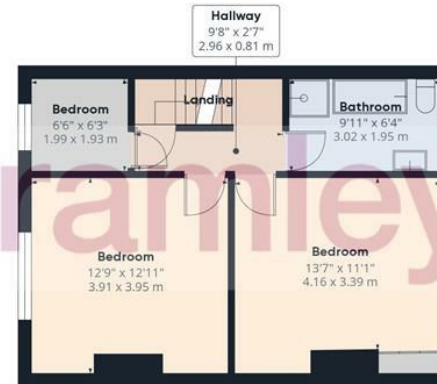
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











Approximate total area<sup>(1)</sup>

1307.72 ft<sup>2</sup>

121.49 m<sup>2</sup>

Reduced headroom

121.71 ft<sup>2</sup>

11.31 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

Huddersfield | Halifax | Elland | Mirfield

