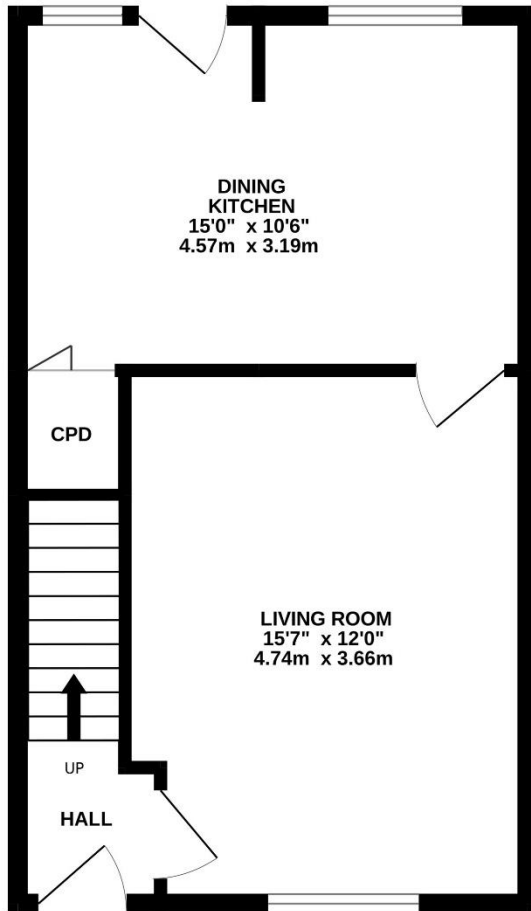


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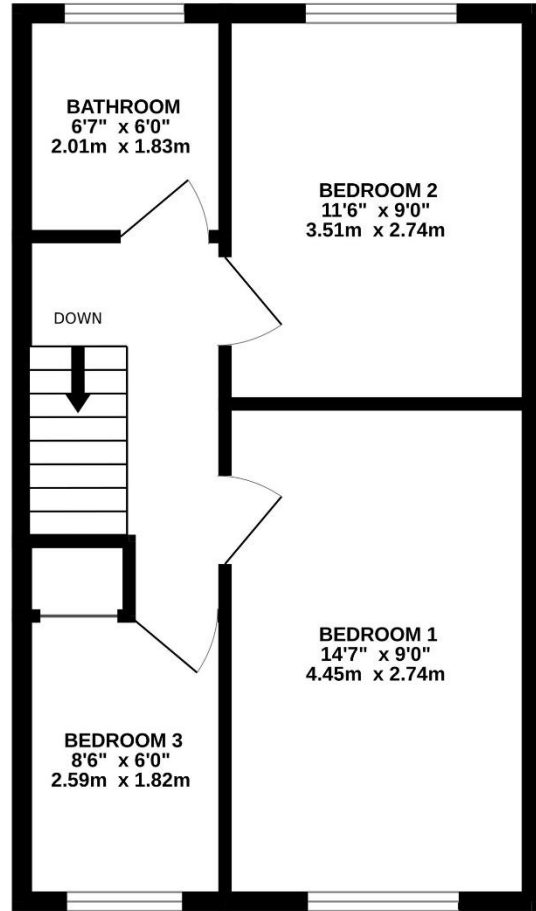


**MOOR COTTAGE CLOSE, NETHERTON, HUDDERSFIELD HD4 7LF**

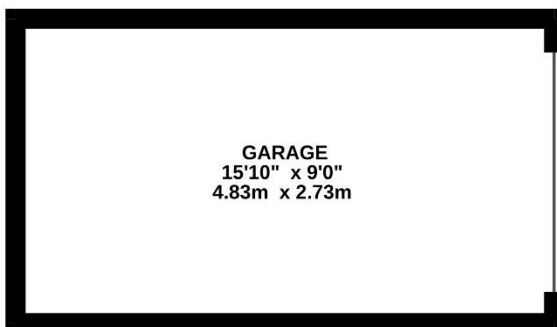
GROUND FLOOR



1ST FLOOR



GARAGE



MOOR COTTAGE CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## PROPERTY DESCRIPTION

NESTLED IN A QUIET CUL-DE-SAC SETTING, THIS THREE BEDROOM, MID-TERRACE FAMILY HOME IS SITUATED IN THE POPULAR VILLAGE OF NETHERTON. BOASTING OPEN-PLAN DINING-KITCHEN, MODERN, CONTEMPORARY INTERIOR AND BENEFITS FROM A GARAGE, THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance, lounge and open-plan dining-kitchen room to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally to the front is a lawn garden which sweeps across the side of the property with pathway leading to the front door. To the rear of the property is a pleasant garden with flagged patio area and lawn. The property also has a garage.

**Offers Around £230,000**

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## GROUND FLOOR

### ENTRANCE HALL

Enter the property through a double-glazed, PVC front door with obscure-glazed inserts into the entrance hall. The entrance hall features a ceiling light point, a radiator and a staircase rising to the first floor with wooden banister. There is a multi-panelled, timber and glazed door proceeding to the lounge.

### LOUNGE

*Measurements – 15'7" x 12'0"*

As the photography suggests, the lounge is a generously proportioned, light and airy reception room which features a bank of double-glazed windows to the front elevation. There is a central ceiling light point, a radiator and a multi-panelled door proceeding to the open-plan dining kitchen room.



## OPEN PLAN DINING KITCHEN

*Measurements – 15'0" x 10'6"*

The open-plan dining kitchen room, again, enjoys a great deal of natural light, which cascades through the two double-glazed windows to the rear elevation and the double-glazed external door with obscured glazing inserts which proceeds to the gardens. There is high quality flooring, inset spot lighting to the ceilings and a vertical, anthracite, column radiator. The kitchen features a wide range of high quality, fitted wall and base units with Shaker style cupboard fronts and with complementary work surfaces over which incorporate a single bowl composite sink and drainer unit with brushed chrome boiling hot water Quooker tap over. The kitchen is well-equipped with built-in appliances which include a four-ring, ceramic induction hob with ceramic splash-back and integrated cooker hood over and a built-in electric, fan-assisted oven. There is plumbing and provisions for an automatic washing machine and space for an American style fridge and freezer unit. The kitchen benefits from under-unit lighting, soft-closing doors and drawers and a concertina door provides access to a useful, understairs pantry.





## FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing, which has solid wood doors providing access to three bedrooms and the house bathroom. There is a ceiling light point and a loft hatch provides access to a useful attic space.

## BEDROOM ONE

*Measurements – 14'7" x 9'0"*

Bedroom One is a generously proportioned double bedroom which has ample space for free-standing furniture. The room is decorated to a high standard and features a ceiling light point, a radiator and a bank of double-glazed windows to the front elevation.



## BEDROOM TWO

Measurements – 11'6" X 9'0"

Bedroom Two, again, is a generously proportioned, light and airy double bedroom which has ample space for free-standing furniture. There is a bank of double-glazed windows to the rear elevation, which has fantastic, open-aspect views over rooftops across the valley. There is a ceiling light point and a radiator.



## BEDROOM THREE

Measurements – 8'6" x 6'0"

Bedroom Three is a single bedroom which could be utilized as a home office or nursery. There is a bank of double-glazed windows to the front elevation, a ceiling light point, radiator and useful, fitted shelving built into the bulkhead over the stairs.





## HOUSE BATHROOM

*Measurements – 6'7" x 6'0"*

The house bathroom features a high quality, modern, contemporary three-piece suite which comprises of a panelled bath with thermostatic, rainfall shower over and with separate hand-held attachment, a broad wash handbasin with chrome mono-block mixer tap and vanity cupboard beneath which incorporates the low-level WC with concealed cistern and push-button flush. There is high quality flooring, tiling to the walls, a panelled ceiling with inset spot lighting and a bank of double-glazed windows with obscured glass to the rear elevation. Additionally, there is a chrome, ladder-style radiator and a glazed shower guard.



## EXTERNAL FRONT

Externally, to the front, the property occupies a corner plot with a long garden that sweeps across the front of the property and down the side. There are laurel-hedged boundaries and a part-flagged pathway which leads down the side of the property to the rear garden. Please note that the property does benefit from a garage, which is accessed via a driveway to the side of the property and in the battery of garages to the left-hand side, the second garage belongs to the property.

## EXTERNAL REAR

Externally to the rear, the garden is laid predominantly to lawn and features a flagged patio which is an ideal space for al fresco dining and barbecuing. There are fenced boundaries, a hard standing with space for a garden shed. From here, there is an external plug point.



## **ADDITIONAL INFORMATION**

EPC rating – B  
Property tenure – Leasehold  
Local authority – Kirklees Council  
Council tax band – G

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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## **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 16:00

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