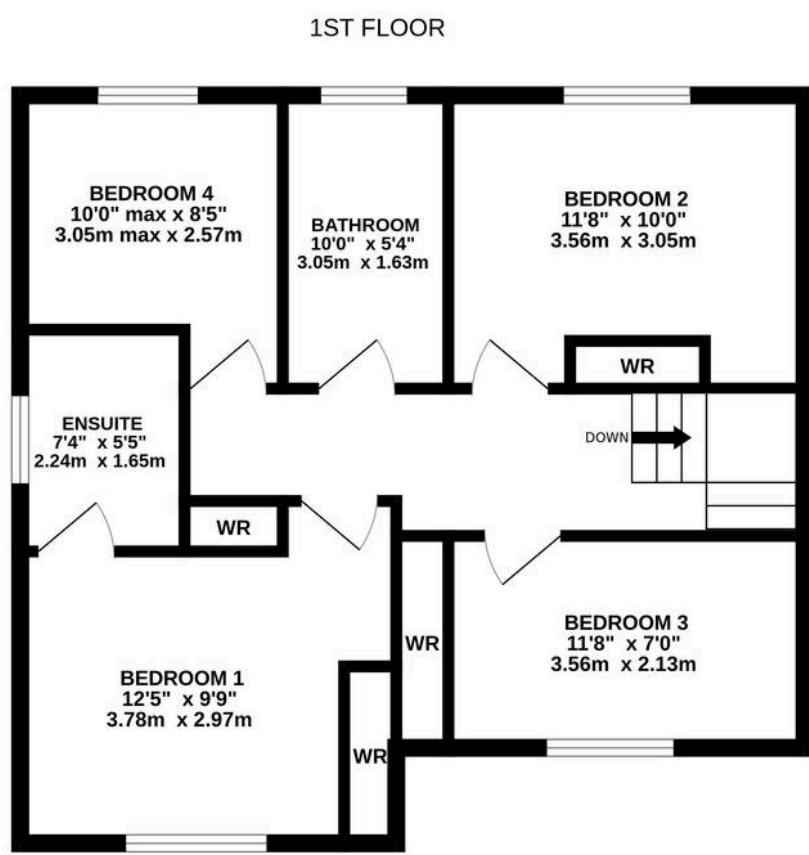
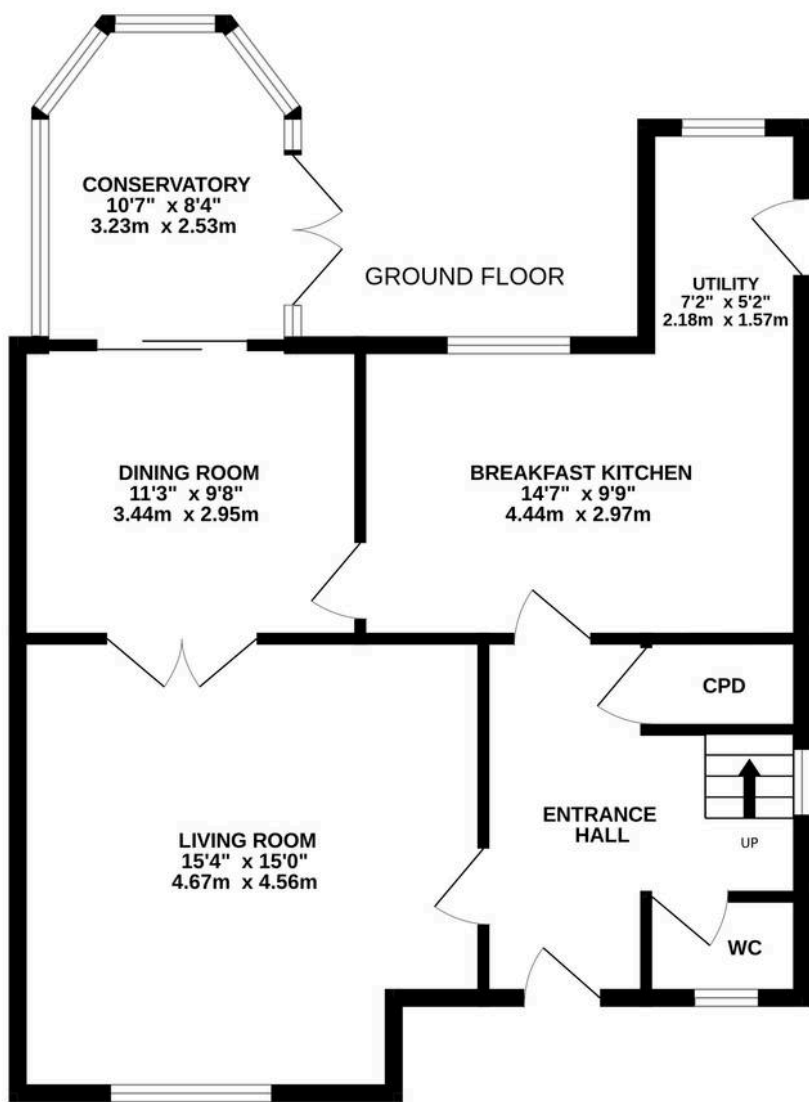




35 South Street, Netherton
Huddersfield

Offers in Region of **£420,000**



SOUTH STREET

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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35 South Street

Netherton, Huddersfield

Tucked away in the corner of a small cul de sac is this appealing stone built detached family house together with detached double garage and south facing rear garden enjoying a good degree of privacy. The property is located within this ever popular village close to local shops, farm shop and Netherton infant and nursery school.

The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprising to the ground floor entrance hall, downstairs WC, living room, separate dining room, conservatory, fitted breakfast kitchen and utility. First floor landing leading to four bedrooms with master en suite and family bathroom. Externally a driveway provides off road parking for three to four cars as well as giving access to a detached double garage with covered walk way to the main entrance. Gardens are laid out to both front and rear with south facing rear garden enjoying sunshine for most of the day.



Entrance Hall

With a pvcu and frosted double glazed door with frosted pvcu double glazed windows adjacent to the door and providing additional natural light, there is a spindled return staircase rising to the first floor with useful storage cupboard beneath, ceiling light point, ceiling coving, central heating radiator and from the hallway access can be gained to the following rooms..-

Downstairs WC

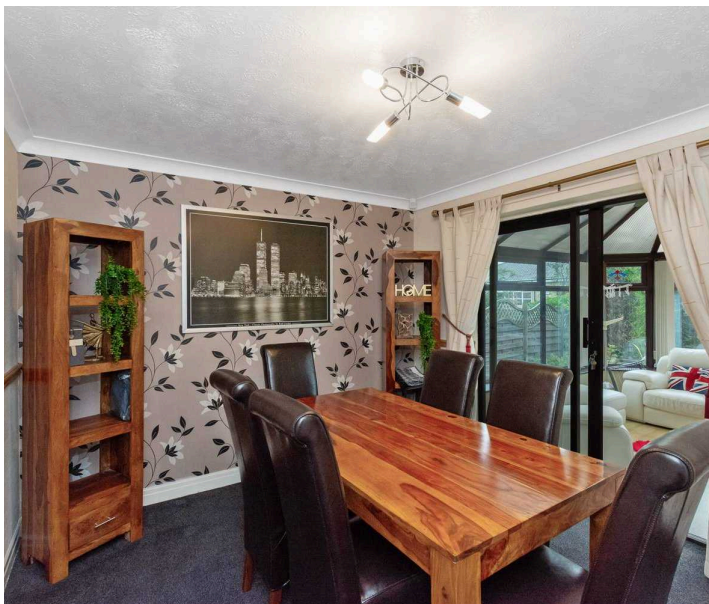
5' 0" x 3' 4" (1.52m x 1.02m)

With a frosted pvcu double glazed window, ceiling light point, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and low flush WC.

Living Room

15' 0" x 15' 4" (4.57m x 4.67m)

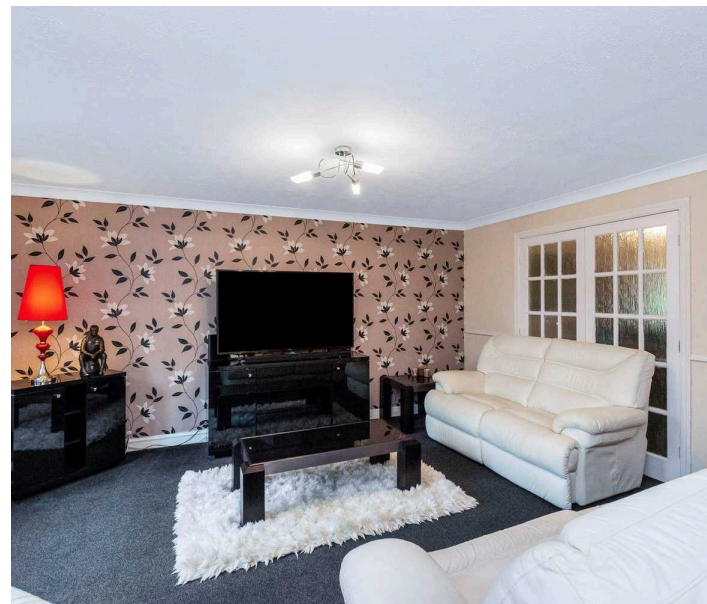
A comfortable and well proportioned reception room which has pvcu double glazed windows looking out across the front garden, there is a ceiling light point, ceiling coving, dado rail, central heating radiator and at one end twin timber and frosted glazed doors provide access to the dining room.



Dining Room

11' 3" x 9' 8" (3.43m x 2.95m)

This has a door to one side giving access to the breakfast kitchen as well as sliding aluminium double glazed patio doors leading into the conservatory. There is a ceiling light point, ceiling coving, dado rail and central heating radiator.



Conservatory

10' 7" x 8' 4" (3.23m x 2.54m)

With pvcu double glazed windows and french doors looking out over a south facing rear garden, there is a ceiling light point, laminate flooring and central heating radiator.

Breakfast Kitchen

14' 7" x 9' 9" (4.45m x 2.97m)

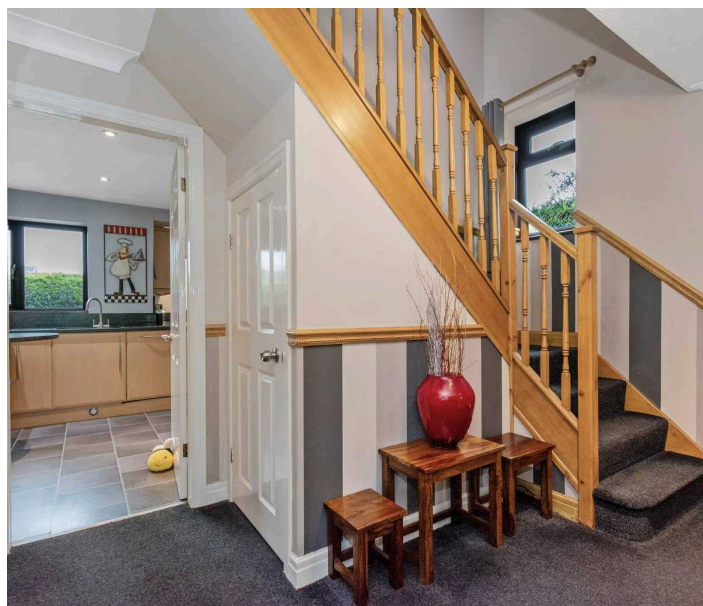
This is situated adjacent to the dining room and has a pvcu double glazed window looking out over the rear garden. There are inset led down lighters, tile effect laminate flooring, central heating radiator and fitted with a good range of modern base and wall cupboards, drawers, these are complimented by overlying granite work tops which extend to form a breakfast, there are granite splash backs, inset 1 1/2 bowl sink with brushed stainless steel mixer tap, wine rack, five ring Neff gas hob with matching extractor hood over, Neff electric double oven and microwave, housing for American style fridge freezer, integrated dish washer, glazed display cupboards with glass shelving and down lighters and low level lighting and concealed lighting beneath the wall cupboards. The kitchen extends into a utility room.



Utility

7' 2" x 5' 2" (2.18m x 1.57m)

This has pvcu double glazed window looking out over the rear garden, pvcu and frosted double glazed door giving access to the rear garden, there are inset ceiling down lighters, central heating radiator, tile effect laminate flooring and having continuation of the base and wall cupboards which are once again complimented by overlying granite worktops with granite splash backs, there is an inset sink with brushed stainless steel mixer tap, base cupboards with low level lighting, wine rack and cupboard housing a Worcester gas fired central heating boiler.





First Floor Landing

With ceiling light point, loft access, storage cupboard with fitted shelving and from the landing access can be gained to the following rooms..-

Bedroom One

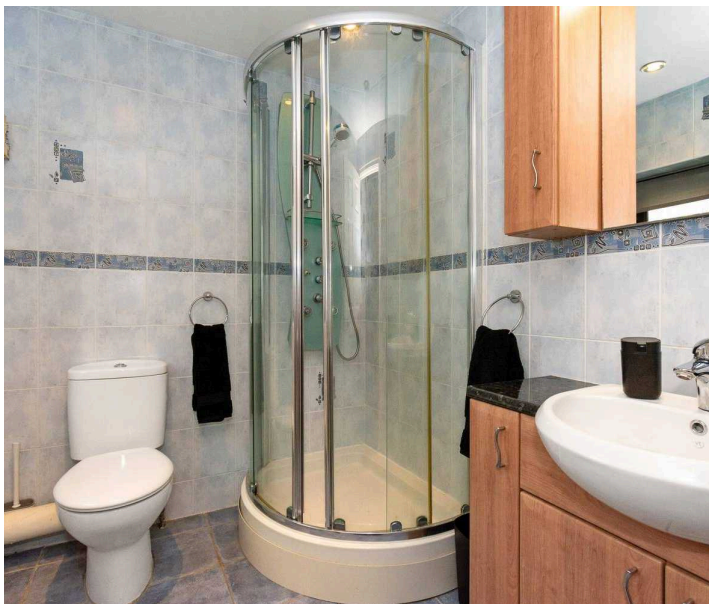
12' 4" x 9' 9" (3.76m x 2.97m)

With a pvcu double glazed window looking out over the front garden, there are inset ceiling down lighters, fitted floor to ceiling wardrobes and drawers and central heating radiator. To one side a door gives access to an en suite shower room.

En Suite Shower Room

7' 4" x 5' 5" (2.24m x 1.65m)

With a frosted pvcu double glazed window, inset ceiling down lighters, floor to ceiling tiled walls, tiled floor, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, further cupboards with Pelmet down lighter and fitted mirror, low flush WC and corner shower cubicle with chrome shower fitting incorporating a shower rose and body jets.



Bedroom Two

11' 8" x 10' 0" (3.56m x 3.05m)

This has a pvcu double glazed window looking out over a south facing rear garden with views beyond across the roof tops, there are inset ceiling down lighters, central heating radiator and fitted furniture including floor to ceiling wardrobe, storage shelving with dressing table and cupboard and drawers beneath.

Bedroom Three

11' 8" x 7' 0" (3.56m x 2.13m)

With a pvcu double glazed window, ceiling light point, central heating radiator and having a bank of fitted floor to ceiling wardrobes.

Bedroom Four

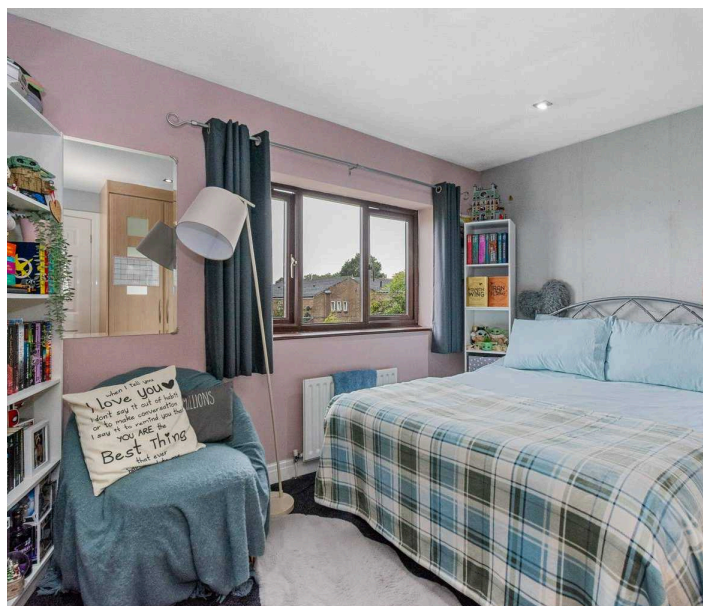
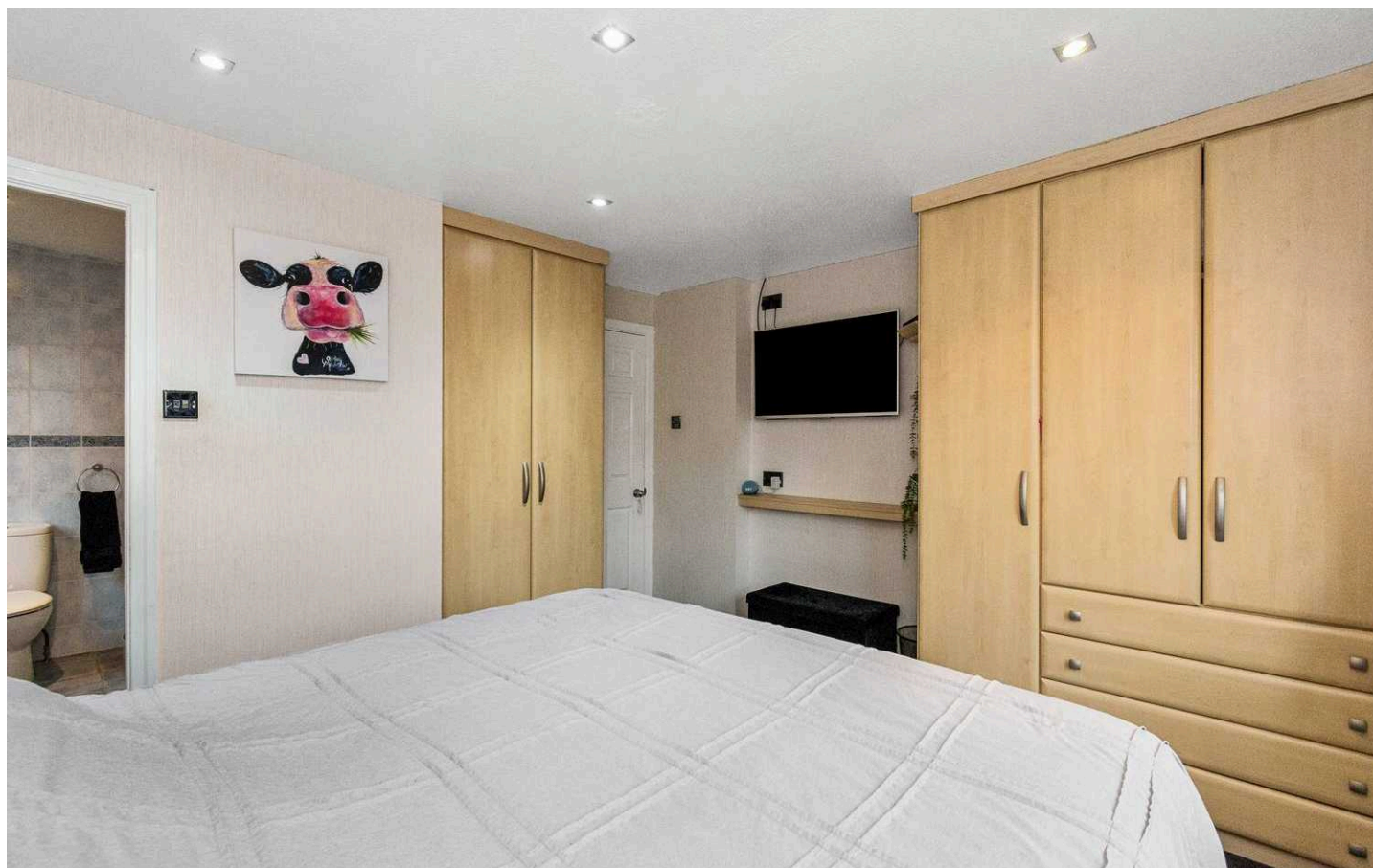
10' 0" x 8' 5" (3.05m x 2.57m)

With a pvcu double glazed window over looking the south facing rear garden and enjoying far reaching views beyond over the roof tops, there is a ceiling light point and central heating radiator.

Bathroom

10' 0" x 5' 4" (3.05m x 1.63m)

With a frosted pvcu double glazed window, ceiling light point, extractor fan, shaver socket, chrome ladder style heated towel and having Travertine tiled walls, tiled floor and fitted with a four piece suite comprising Jacuzzi style bath with chrome monobloc water fall style tap, vanity unit incorporating wash basin with chrome water fall style monobloc tap, low flush WC and shower cubicle with chrome shower fitting incorporating shower rose and body jets.

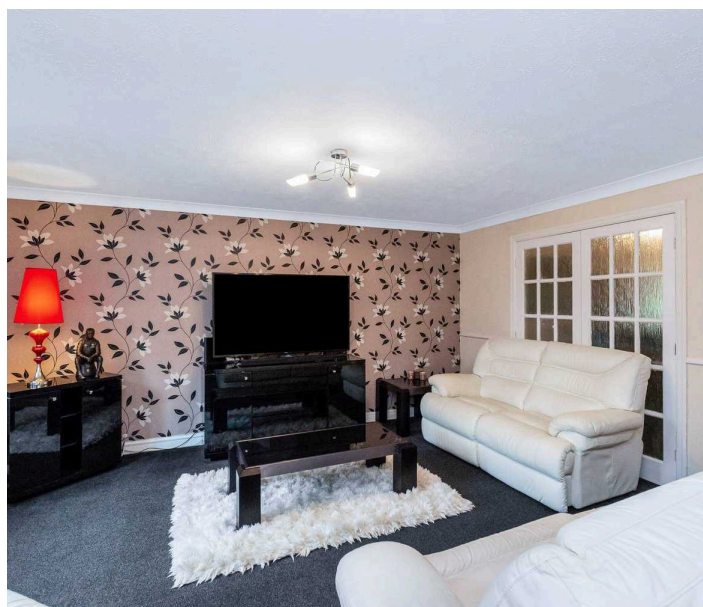


Garden

To the front of the property there is a lawned garden bordered by trees and shrubs together with a pathway giving access to the front door. There are flagged pathways to both left and right hand side of the property with a timber hand gate part way down the right hand side. The rear garden is south facing and enjoys sun for most of the day, there is a flagged patio, level lawned garden, ornamental pond and well screened offering a good degree of privacy.

Garage

To the front of the property there is a tarmac driveway which provides off road parking for three to four cars as well as giving access to a detached double garage. Double Garage is 17' by 17'3" with two up and over doors, power, light and with a courtesy door to the rear elevation with covered walk way to the front door.



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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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