

bramleys

For Sale

**37 NETHERTON MOOR
ROAD
NETHERTON
HUDDERSFIELD**

RESIDENTIAL SALES

Offers Over £250,000



- **4 BEDROOM SEMI DETACHED FAMILY HOME**
- **WELL PRESENTED THROUGHOUT**
- **HIGH SPECIFICATION DINING KITCHEN**
- **SPACIOUS MASTER BEDROOM AND EN SUITE**
- **GARDENS TO FRONT AND REAR**
- **AMPLE OFF ROAD PARKING**



Having undergone a programme of modernisation and improvements works by the current vendors is this immaculately presented 4 bedroom semi detached family home. Occupying a pleasant position in the much sought after area of Netherton, it would make an ideal purchase for the young and growing family or professional couple alike. The property has been extended from its original form and having a fantastic master suite with en suite shower room, together with conservatory to the rear. There is a high specification open plan dining kitchen with an array of integrated appliances ideally suited to modern family living. Enjoying pleasant views to the rear, the property must be viewed internally to appreciate the accommodation which comprises in brief:- entrance hall, lounge, dining kitchen, conservatory, cloakroom/WC, utility area, first floor landing, 4 bedrooms, en suite to master and 4 piece family bathroom. Energy Rating: D

The accommodation briefly comprises:-

Entrance Hall

Having a central heating radiator and a useful understairs storage cupboard.

Lounge

3.99m x 3.68m (13'1" x 12'1")

This well proportioned reception room has a uPVC double glazed bow window, central heating radiator and a living flame gas fire with marble backdrop and hearth.



Dining Kitchen

5.64m x 3.45m (18'6" x 11'4")



Dining Kitchen

Being fitted with a matching range of high gloss wall and base units with wood effect working surface over, a 1½ bowl ceramic sink with side drainer and mixer tap and integrated appliances including a 4 ring induction hob with overhead extractor, a separate double electric oven, microwave and dishwasher. There are ceiling spotlights, part tiled walls and a centre island with breakfast bar. To the dining area there is a central heating radiator and open access into the conservatory.

Conservatory

3.20m x 2.77m (10'6" x 9'1")

Being of dwarf wall and uPVC double glazed construction, there are a set of French doors which access the rear garden and ceiling spotlights.



Cloakroom/WC

Furnished with a modern 2 piece white suite incorporating low flush WC and wash hand basin with mixer tap. A chrome ladder style central heating towel rail and uPVC double glazed window.

Utility Area

Having wall and base units, space for a washing machine and a wall mounted combination boiler housed within a cupboard. A door gives access to the integral garage.

FIRST FLOOR:

Landing

Bathroom

Furnished with a 4 piece white suite incorporating low flush WC, vanity unit wash hand basin with mixer tap, panelled bath with mixer tap and a frosted glass shower cubicle with thermostatic mixer shower, central heating towel rail, ceiling spotlights, extractor fan and glitter effect cladding to the walls.



Master Bedroom

5.64m x 2.44m (18'6" x 8'0")

This well proportioned room has a range of fitted furniture including wardrobes and drawers, ceiling spotlights, uPVC double glazed window, central heating radiator and loft access point.



En suite Shower Room

Furnished with a modern 3 piece white suite incorporating low flush WC, vanity wash hand basin with mixer tap and larger style shower cubicle with frosted glass shower screen and thermostatic mixer shower with rainwater shower head. There are ceiling spotlights, tiled effect cladding to the walls, uPVC double glazed window, central heating towel rail and extractor fan.



Bedroom 2

3.56m x 3.38m (11'8" x 11'1")

Situated to the rear of the property and enjoying far reaching views. There is a uPVC double glazed window, central heating radiator and a bank of fitted wardrobes with sliding mirrored doors.



Bedroom 3

4.11m x 3.10m (13'6" x 10'2")

Having a central heating radiator and uPVC double glazed window.

Bedroom 4

2.74m x 2.44m (9'0" x 8'0")

Situated to the front of the property, having a central heating radiator and uPVC double glazed window.

OUTSIDE:

To the front of the property there is a double width tarmacadam parking apron and lawned garden with mature shrubs and trees. To the rear there is a flagged patio area, lawned garden and further mature shrubs.



COUNCIL TAX BAND:

C

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.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

ON-LINE CONVEYANCING SERVICES:

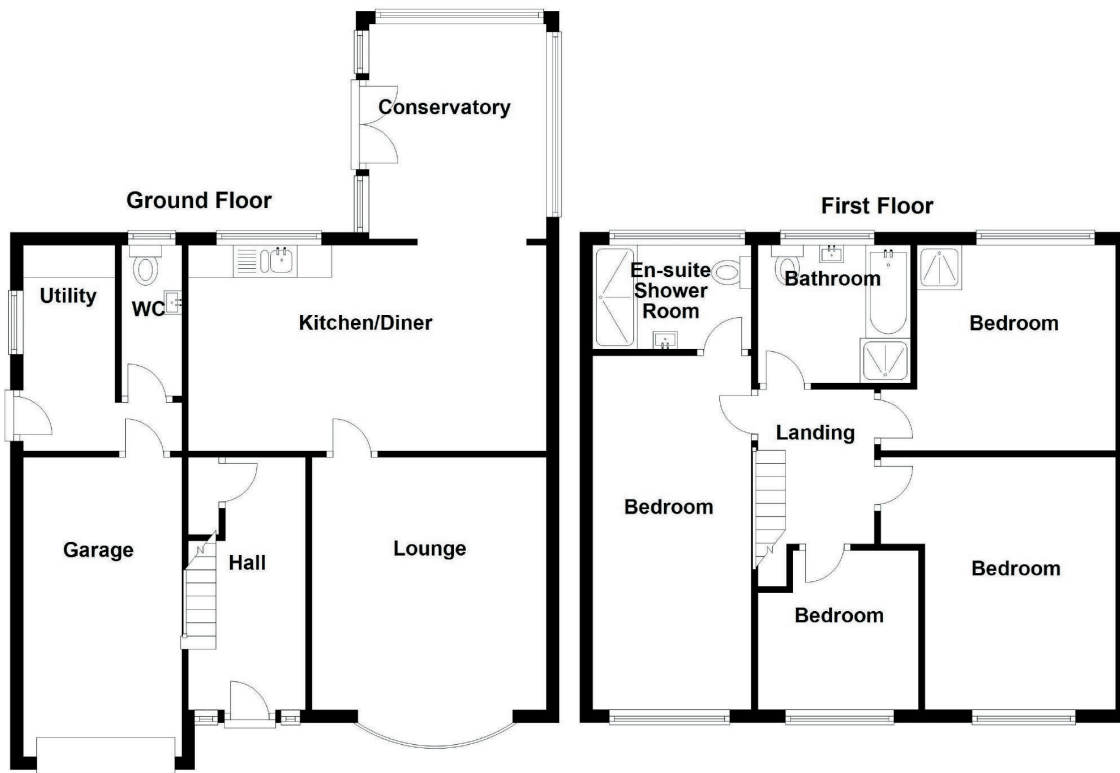
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

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 where the property can be found on the left hand side identified by a Bramleys for sale board.







Energy Performance Certificate

37, Netherton Moor Road, HUDDERSFIELD, HD4 7JF

Dwelling type: Semi-detached house
Date of assessment: 13 September 2019
Date of certificate: 13 September 2019

Reference number: 9478-8046-7221-6061-6924
Type of assessment: RdSAP, existing dwelling
Total floor area: 126 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,516
Over 3 years you could save	£ 369

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	You could save £ 369 over 3 years
Heating	£ 2,958 over 3 years	£ 2,589 over 3 years	
Hot Water	£ 297 over 3 years	£ 297 over 3 years	
Totals	£ 3,516	£ 3,147	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current: 64 (D)

Potential: 76 (C)

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 192
2 Floor insulation (suspended floor)	£800 - £1,200	£ 174
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 879

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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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:

- 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.
- 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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