





**Meltham Road,Netherton Huddersfield HD4 7HJ**

william h brown

***welcome to***

## Meltham Road, Netherton Huddersfield

Well-presented three-bedroom semi-detached home in Netherton, offering spacious open-plan living with lovely valley views, a modern kitchen and useful cellar providing storage and utility space. Externally, there is a rear garden with decking, with parking available to the rear via an unadopted road













**Agents Note: Aml**
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**Lounge**
13' 6" x 14' 1" ( 4.11m x 4.29m )

**Kitchen**
16' 3" x 7' 9" ( 4.95m x 2.36m )

**Bedroom One**
10' 7" x 9' 8" ( 3.23m x 2.95m )

**Bedroom Two**
10' 5" x 8' 6" ( 3.17m x 2.59m )

**Bedroom Three**
8' 6" x 6' 2" ( 2.59m x 1.88m )

**Cellar**
8'  x 4' 11" ( 2.44m x 1.50m )

**Agents Note: Right Of Way**
There is an easement on the title. Your conveyancer can take the necessary steps to advise

**Agents Note: Adopted Road**
The property has parking available to the rear via an unadopted road. Your conveyancer can raise enquiries on your behalf.

*welcome to*

# Meltham Road, Netherton Huddersfield

- Ideal for first time buyers - NO CHAIN
- Popular Netherton location with beautiful views across the valley
- Rear garden with decked seating area
- Parking available to the rear via an unadopted road
- Well decorated three-bedroom semi-detached home

Tenure: Freehold EPC Rating: D
Council Tax Band: B

## £190,000





**view this property online** williamhbrown.co.uk/Property/HDF119421




Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
HDF119421 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

**01484 542072**

huddersfield@williamhbrown.co.uk

8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN

**williamhbrown.co.uk**

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.