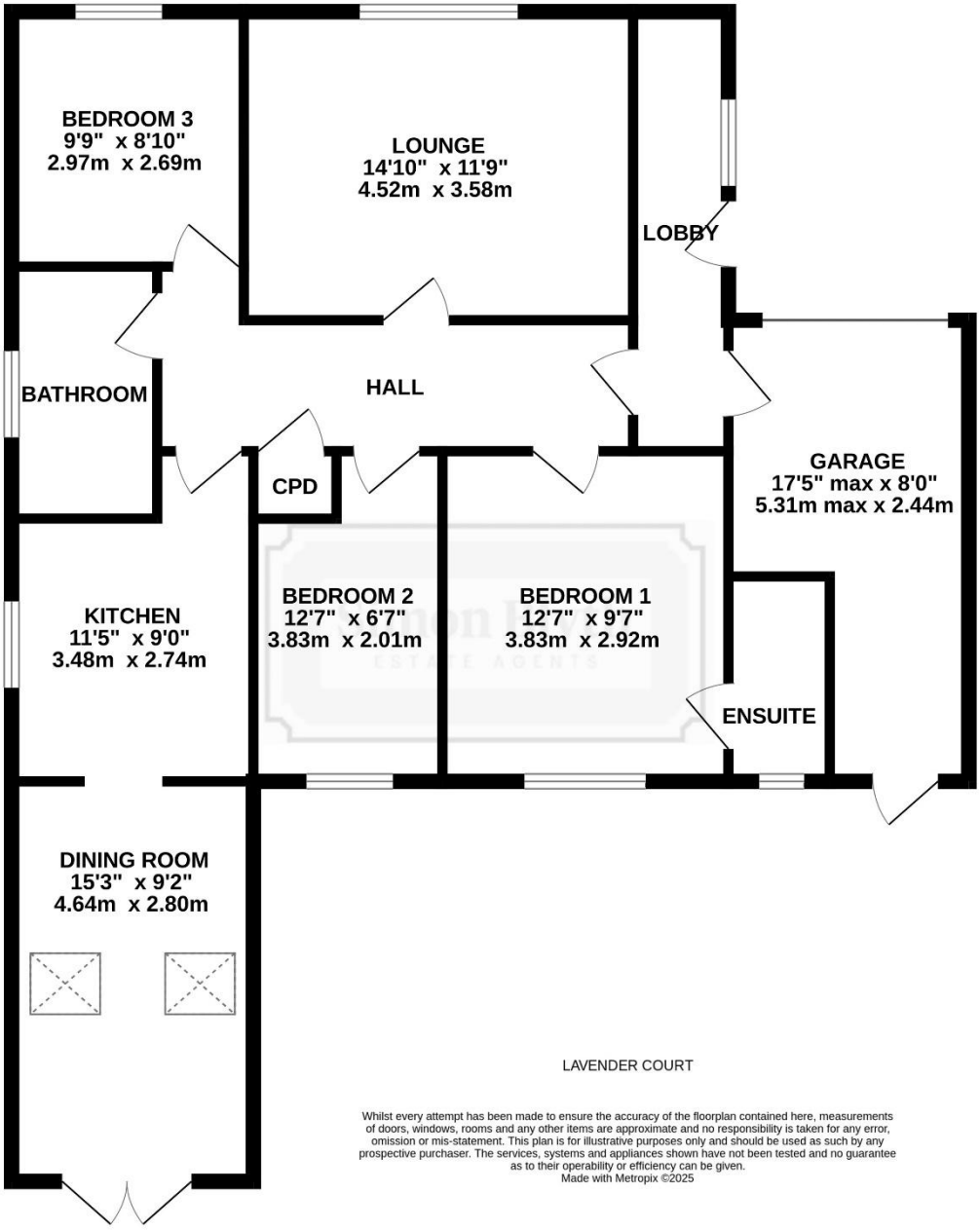
Simon Blyth
ESTATE AGENTS



LAVENDER COURT, NETHERTON, HD4 7LW



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PROPERTY DESCRIPTION

Beautifully presented and deceptively spacious three-bedroom detached bungalow, situated in a quiet cul-de-sac within the highly sought-after village of Netherton. Having been much improved by the current vendors, this lovely home offers spacious and versatile accommodation throughout, together with a private, enclosed and low-maintenance rear garden, ideal for relaxing and entertaining.

The property benefits from a driveway to the front, a welcoming lounge, kitchen leading through to a separate dining room, three bedrooms, two of which are generous doubles and a house bathroom. Despite its attractive bungalow appearance, the property offers deceptively spacious accommodation, which must be viewed to be fully appreciated.

Externally, there is a driveway to the front with a low-maintenance garden. To the rear, the property enjoys a particularly private and enclosed garden, with thoughtfully arranged outdoor spaces designed to make the most of the sunshine throughout the day. The raised patio enjoys the morning sun, whilst the sunken patio provides the perfect spot to relax in the afternoon and evening sunshine. There is also a hardstanding area suitable for a substantial shed or workshop.

Ideally positioned within the sought-after village of Netherton, the property is located within the catchment area for well-regarded schools, close to a range of local amenities and conveniently placed for access to commuter links.

An excellent opportunity to acquire a beautifully maintained, deceptively spacious bungalow in a desirable village location.

EPC: C Council Tax: C Tenure: Freehold

Offers Around £375,000

ENTRANCE LOBBY

Enter the property from the side elevation through a double-glazed PVC door with obscure glass. The entrance lobby features high quality tiled flooring with under floor heating. There is inset spotlighting to the ceiling on a remote sensor. A double-glazed window to the side elevation and a multi panel door provides access to the garage utility and an oak and glazed door with obscure inserts leads into the inner hallway.



GARAGE / UTILITY

Measurements – 17'5" max x 8'0"

The garage has been adapted to create a utility area which features plumbing and provisions for an automatic washing machine and space for a tumble dryer above. There is a cold-water feed, lighting and power in situ, and it also incorporates part of the floor space as the ensuite to bedroom one (please see floor layout plan for reference) There is a remote-controlled roller shutter door to the front elevation and a double-glazed external door with obscure glazed inserts to the rear elevation.

INNER HALLWAY

The inner hallway features LVT flooring, decorative coving to the ceiling and three ceiling light points. There are oak and glazed doors providing access to the kitchen and lounge, and multi panel oak doors provide access to three bedrooms, the house bathroom and enclose a useful airing / storage cupboard.

KITCHEN

Measurements – 11'5" x 5'0"

The LVT flooring continues through from the entrance hall into the kitchen, which enjoys a great deal of natural light, with a double-glazed window to the side elevation and an arched doorway, which leads seamlessly into the dining room, which also provides the kitchen with a great deal of natural light. There is inset spotlighting to the ceiling, decorative coving, and an anthracite column radiator. The kitchen features a wide range of fitted wall and base units with Shaker style cupboard fronts and with complementary granite work surfaces over which incorporates a one-and-a-half-bowl composite sink and drainer unit with mixer tap above. The kitchen is equipped with space for a seven-ring range cooker with canopy style cooker hood over and housing for an American style fridge and freezer unit. The kitchen benefits from under-unit lighting, mosaic tile into the splash areas, soft closing doors and drawers and an integrated dishwasher.





FORMAL DINING ROOM

Measurements – 15'3" x 9'2"

The formal dining room enjoys a great deal of natural light, which cascades through the dual aspect windows with a bank of double-glazed windows to the side elevation with pleasant views onto the gardens and the double-glazed French doors to the rear elevation, providing direct access to the sunken patio area. There are double glazed skylight windows to either side elevation, LVT flooring, a fabulous, vaulted ceiling with three ceiling light points and a radiator.



LOUNGE

Measurements – 14'10" x 11'9"

As the photography suggests, the lounge is a generously proportioned light and airy reception room which enjoys a great deal of natural light cascading through the double-glazed bank of windows to the front elevation. There is decorative coving to the ceilings, a central ceiling light point, radiator and the focal point of the room is the wall mounted living flame gas fire.



BEDROOM ONE

Measurements – 12'7" x 9'7"

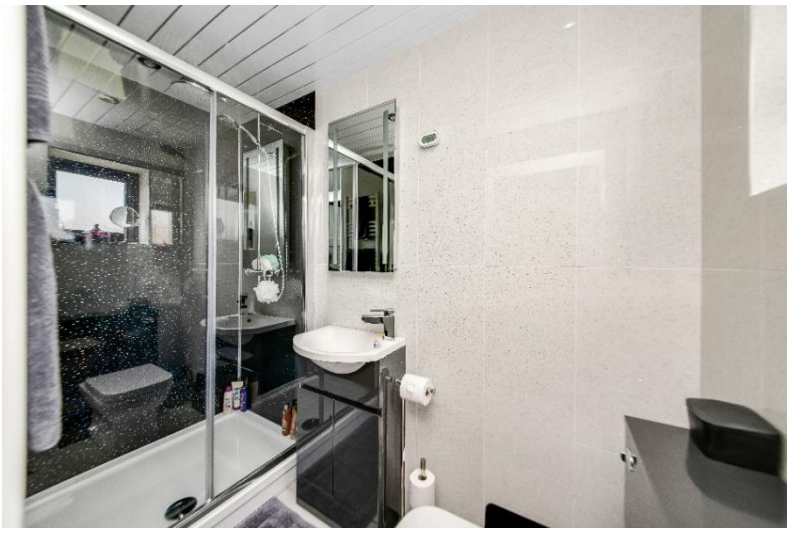
Bedroom one is a light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation which offer fantastic views onto the property's generously proportioned garden, decorative coving to the ceiling, ceiling light point and radiator and a multi panel door provides access to the ensuite shower room.



EN-SUITE SHOWER ROOM

Measurements – 7'9" x 3'10"

The en-suite shower room features a modern contemporary three-piece suite comprising low level with push button flush, a broad wash hand basin with chrome monobloc mixer tap and vanity cupboards beneath and a fixed frame step in shower cubicle with thermostatic rainfall shower and with separate handheld attachment. There is high quality LVT flooring, attractive tiling to the walls, panelling to the shower area, and a panelled ceiling with inset spotlighting. Additionally, there is a horizontal ladder style radiator, an LED backlit vanity mirror with shaver point, extraction vent and a double-glazed window with obscured glass to the rear elevation.



BEDROOM TWO

Measurements – 12'7" into door recess x 6'7"



Bedroom two is currently utilised as a walk-in wardrobe / dressing room. It features a double-glazed window to the rear elevation, again with pleasant views across the property's gardens. There is decorative coving to the ceiling, a fluorescent LED tube light point, a radiator and the room benefits from fitted wardrobes which have hanging rails and shelving in situ.

BEDROOM THREE

Measurements – 9'9" x 8'10"

Bedroom three is a light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the front elevation, decorative coving to the ceiling, ceiling light point and radiator. The room benefits from an array of fitted furniture, which includes a built-in wardrobe with overhead cabinets and matching cupboard.



HOUSE BATHROOM

Measurements – 9'7" x 5'7"

The house bathroom features a modern contemporary four-piece suite comprising corner panel bath with bath end filler cap, a low level w.c. with concealed cistern and push button flush, a quadrant style step in shower cubicle with thermostatic shower and a broad wash hand basin with vanity cupboard beneath and chrome monobloc mixer tap. There is LVT flooring, attractive tiling and panelling to the splash areas, high gloss panelling to the ceiling with inset spotlighting and extraction vent, a horizontal ladder style radiator, LED backlit vanity mirror with shaver point and a double-glazed window with obscure glass to the side elevation.





EXTERNAL FRONT

Externally the property features a tarmacadam driveway, which leads to the attached integral garage. The front garden is low maintenance with a gravelled area with flower and shrub beds and raised planters and an external security light. A gate encloses the side and rear garden.



EXTERNAL REAR

As the photography suggests, the property occupies a fabulous corner plot, with a private rear garden which has been carefully landscaped to maximise the usability and ease of maintenance of the gardens. The main portion of the garden is laid to lawn, with low-maintenance gravel borders, various well-stocked flower and shrub beds, and a sheltered gravelled area with bench seating in situ, ideal for alfresco dining.

There are two patio areas, one raised and enjoying the morning sun, and the sunken patio enjoying the afternoon and evening sun, both particularly well placed for barbecuing and entertaining. There is also a hardstanding for a substantial shed/workshop, which has lighting and power in situ.

The private gardens feature part-fenced and part-walled boundaries, providing a good degree of seclusion, together with external security lights and an external tap.









ADDITIONAL INFORMATION

The property benefits from a new roof which was replaced in March 2022 and has a 10-year guarantee. A new combi boiler was installed in October 2023 and the house is fitted with an alarm system. The loft is accessed via an aluminium loft ladder and is part boarded and shelved to provide plenty of storage space. Carpets, Curtains and certain other extras maybe available by separate negotiation.

ADDTIONAL INFORMATION

EPC rating – C
Property tenure – Freehold
Local authority – Kirklees Council
Council tax band – C

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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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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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Saturday - 9:00 to 16:30
Sunday - 11:00 to 16:00

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