

belong[®]



INCENTIVE. £10,000 WINTER DISCOUNT



*** Winter Incentive Available *** Our clients will accept £205,000 for a sale agreed prior to January 31st 2026.

With a modern fitted kitchen and bathroom this appealing semi detached bungalow is offered with vacant possession and no onward chain.

Well placed for the local amenities on hand in Netherton village as well as local scenic walks, the property is definitely worthy of a personal inspection.

Enter into the modern fitted kitchen which has stylish fitted units, and integrated appliances which include a washing machine, fridge, freezer and oven and hob.

A central hallway with a rear door and storage provides access to two double bedrooms, a bathroom/wc which has a modern white suite, and also the good sized lounge which has a bay window.

The property has useful loft storage with a pull down ladder.

From the rear, the property enjoys views over the village and one can see both Castle Hill and Emley Moor Mast.

Our main image is taken at the rear of the bungalow where one will find an established lawned garden with borders and also a garden shed. The front garden is mostly paved for ease of general maintenance.

The property has a gas central heating system and double glazing.

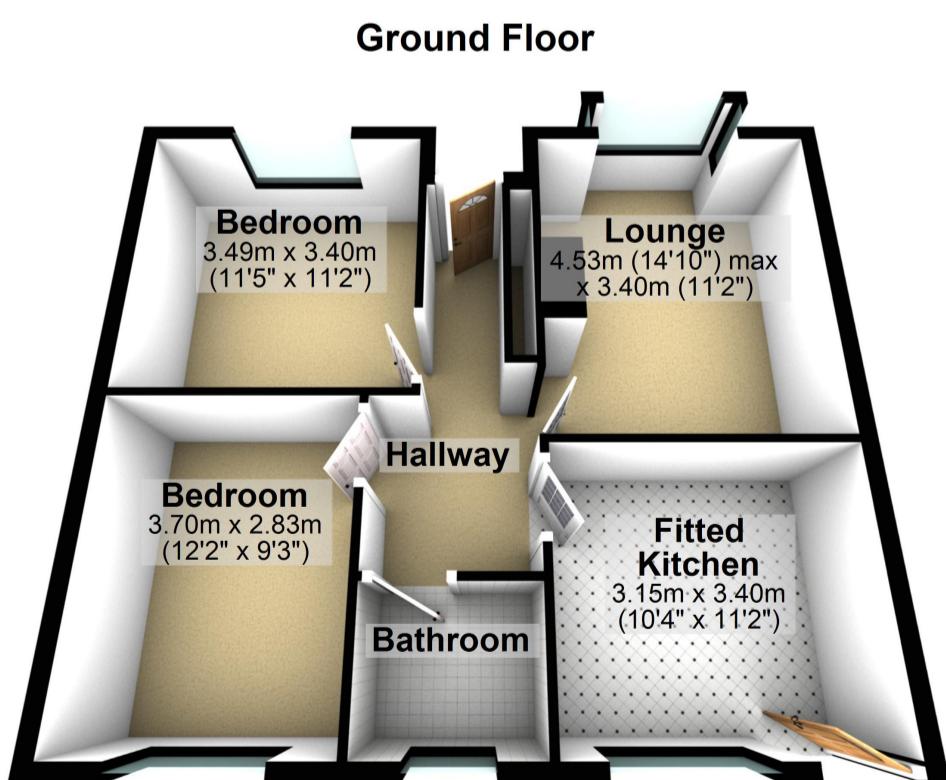
Netherton is a sought after village with families, professionals and those retiring. It has a variety of local shops, amenities, places to eat out and socialise and also some attractive local walks and scenery. Accessible by road to Holmfirth, Huddersfield and the Colne Valley. Netherton is centrally located for business travellers too.

Offered with no onward chain, viewing is strictly by appointment with our Honley office.

The essentials: The property is Leasehold with a ground rent of £4.00 per annum on a 999yr lease that commenced in 1959. Mains services are available. The property is not adapted for disabled living. There are a variety of broadband and mobile phone providers covering the area. Council Tax Band is B.



- Most appealing two bedroom semi detached bungalow
- Enjoying a pleasant view to the rear
- A modern, attractive interior
- Fitted kitchen with integrated appliances
- Modern bathroom with shower over the bath
- Established gardens to the front and rear
- Offered with vacant possession and no onward chain
- Popular residential area, with local shops and local scenic walks
- Gas central heating system and double glazing
- View our 360° Virtual Reality Viewer and Video Tour on Belong's own website



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-100)	A		
(61-80)	B		
(40-60)	C		
(55-68)	D		
(36-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	75
EU Directive 2002/91/EC			