



8 Lavender Court, Netherton, Huddersfield,
HD4 7LW

belong 
by James White

£280,000 Freehold



Situated in Netherton, one of the area's most desirable villages, especially for bungalows, this two bedroom detached true bungalow is offered with vacant possession and no chain.

It requires various renovations, but it does have an attractive modern shower room, two good sized bedrooms, a spacious living room and a conservatory which overlooks the rear garden. Clients will want to fit a new kitchen, and do other works which we can show you at a personal viewing.

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

The garden is a very pleasant, enclosed and laid to lawn with an outdoor dining space too. A shared drive leads off Lavender Court and provides access to the bungalow's own driveway and single semi-detached garage.

Netherton has a very popular local farm shop and cafe/restaurant, just around the corner from the bungalow on Netherton Moor Road. The village centre has a variety of local shops and amenities, and locally there are some attractive walks and scenery for the more active.

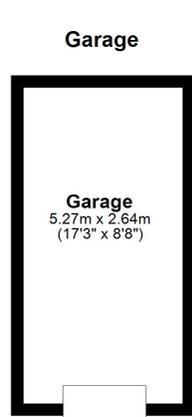
The village is also well placed for travel to Honley and Holmfirth, as well as the Colne Valley and Huddersfield.

In all, this is a well positioned bungalow in a sought after cul-de-sac, with in a popular village.

Viewing is highly recommended, and is strictly via our Honley office.

- Detached true bungalow
- Two double bedrooms
- Spacious living room and a Conservatory
- Enclosed lawned garden and patio
- Single semi-detached garage and driveway
- Modernisations and improvements required
- Much sought after locality with local walks and scenery
- Offered for sale with no onward chain and with vacant possession
- Early viewing is highly recommended to avoid disappointment
- 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			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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www.wherewebelong.co.uk

Belong By James White
Fairfield House, 23a Westgate
Honley, Holmfirth HD9 6AA
T 01484 444567 E info@wherewebelong.co.uk