



2 bed terraced house to buy in

New Street, Netherton, Huddersfield,
West Yorkshire, HD4 7EZ

£72,000 Starting Bid

 x 2  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Attractive mid stone through
- ✓ Vacant property
- ✓ Close to the centre of Netherton
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **E**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Located along a pleasant side street close to the centre of popular Netherton village is this attractive mid stone through terrace. Affording well presented two bedroom accommodation which may well be of interest to a variety of possible buyers including the first time buyer, the property includes gas central heating, double glazing and comprises entrance lobby, spacious living room with feature fireplace and access to cellar, kitchen with rear access door, two bedrooms and bathroom with three piece white suite, on street parking to front and patio garden with external storage to rear. Located close to village amenities, regarded schooling and easy access to Huddersfield and Holme valley. No vendor chain.

Entrance Lobby - You enter the property through a Upvc double glazed front entrance door with space for hanging, stairs to first floor and door to living room.

Living Room - 3.96m 0.30m x 3.91m maximum (13' 1 x 12'10 maximum) - A spacious living room positioned to the front of the property and having a feature stone effect fireplace, wood effect flooring underfoot, exposed beams to the ceiling, access door leading to cellar, door to kitchen and Upvc double glazed window to the front.

Cellar - A useful space having a fitted gas combination boiler to the cellar head and stone steps leading down to a stone flagged cellar affording useful storage.

Kitchen - 3.10m x 1.68m maximum (10'2 x 5'6 maximum) - Positioned to the rear and fitted with beech effect base cupboard units with contrasting work surfaces and tiled splashbacks, inset single drainer stainless steel sink unit, integrated electric oven, four plate hob with extractor hood over, plumbing for washing machine, Upvc double glazed window and door giving access to the rear.

First Floor Landing - Stairs ascend to the first floor to this spacious landing which includes ceiling loft hatch and doors to bedrooms and bathroom.

Bedroom One - 3.23m x 2.67m apx (10'7 x 8'9 apx) - Positioned to the front this is a good sized double bedroom being neutrally decorated with space for freestanding furniture and Upvc double glazed window to the front elevation.

Bedroom Two - 1.65m x 2.64m maximum (5'5 x 8'8 maximum) - A second well proportioned single bedroom positioned again to the front and having a useful over stairs wardrobe store, fitted cabin bed and Upvc double glazed window to the front.

Family Bathroom - 2.31m x 1.24m apx (7'7 x 4'1 apx) - Positioned to the rear and furnished with a three piece white suite with part tiled surround comprising a low level w.c, pedestal hand wash basin, panelled bath unit with shower over and fitted folding screen and Upvc double glazed frosted window to the rear.

External And Front - The property is positioned down a residential side street having paved frontage and on street parking available close by, whilst to the rear a shared passage leads to a small paved patio area, external access to a useful outside store and steps leading up to the rear kitchen door.

Rear Garden - To the rear a shared passage gives access to a small paved patio as well as external access to a useful outside store and steps leading up to the kitchen.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £72,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

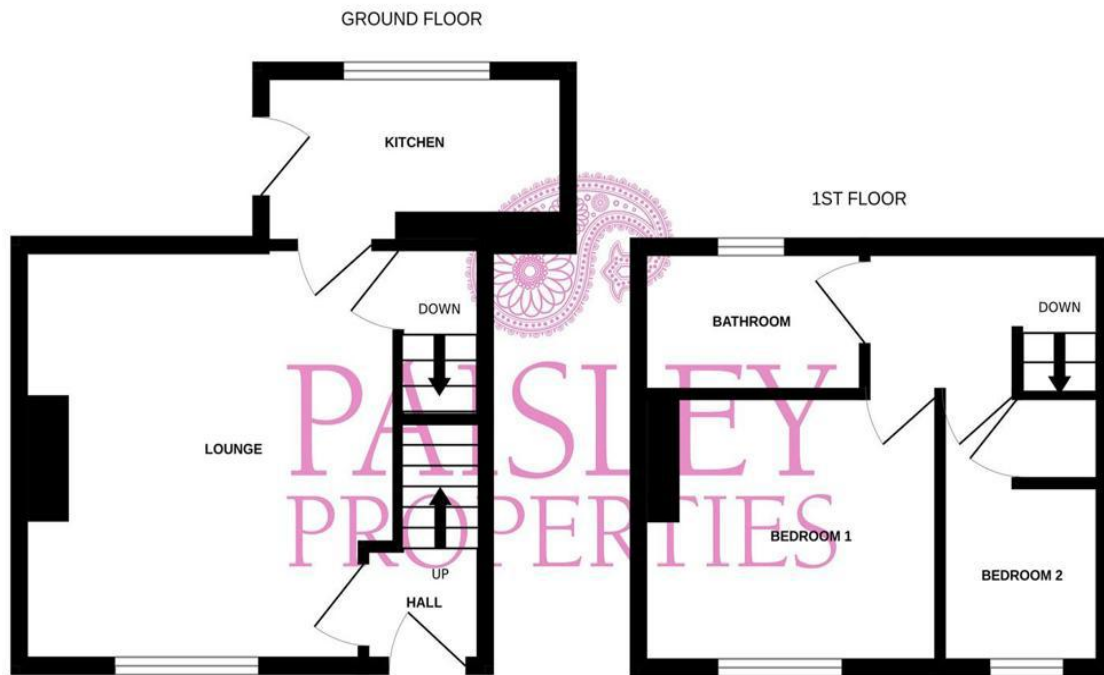
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

New Street, Netherton, Huddersfield, West Yorkshire, HD4 7EZ

Contact your local branch today for more information on this property:

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