



## 41 New Road

Netherthong, Holmfirth, HD9 3XX

A newly improved/modernised and larger than expected three bedroom semi detached family home with a large rear garden, outbuilding and off road parking to the front in this extremely sought after location on the edge of Holmfirth and Netherthong. Spacious throughout the property also has potential to be extended but currently comprises hallway, lounge, utility cupboard, dining kitchen, three first floor bedrooms and a newly fitted bathroom. Stone outbuilding, large garden and newly created off road parking. Gas central heating and double glazing.

£400,000

# 41 New Road

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- THREE BEDROOM SEMI DETACHED FAMILY HOME WITH OFF ROAD PARKING
- RECENTLY IMPROVED/MODERNISED THROUGHOUT
- VERY SOUGHT AFTER LOCATION WITH LOVELY FAR REACHING VIEWS
- SPACIOUS THROUGHOUT WITH POTENTIAL TO BE EXTENDED
- LARGE DINING KITCHEN AND LAWNED AND PAVED GARDEN TO THE REAR
- GAS CENTRAL HEATING AND DOUBLE GLAZING

## Entrance

## Lounge

12'11" x 12'9" (3.94m x 3.89m)

## Utility Cupboard

## Dining Kitchen

20'1" x 11'9" (6.12m x 3.58m)

## First Floor Landing

## Bedroom 1

13'2" x 12'0" (4.01m x 3.66m)

## Bedroom 2

12'1" x 11'6" (3.68m x 3.51m)

## Bedroom 3

8'6" x 7'2" (2.59m x 2.18m)

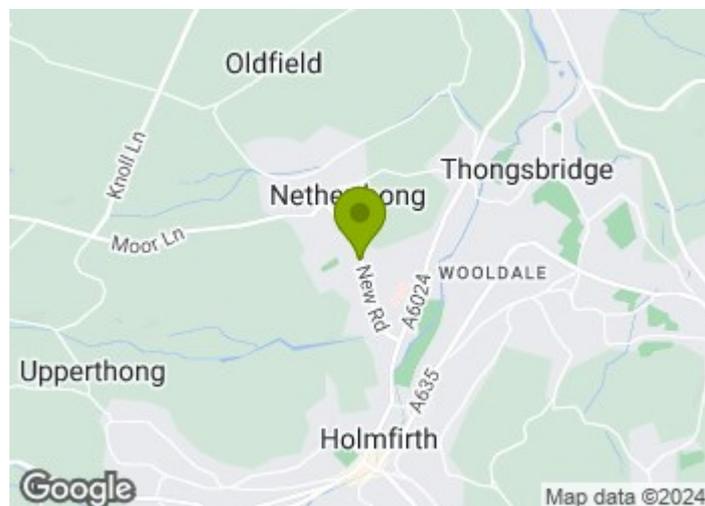
## Bathroom

8'7" x 8'5" (2.62m x 2.57m)

## Gardens and Parking

## Outside Store

8'3" x 5'8" (2.51m x 1.73m)



## Directions

From the centre of Holmfirth head towards Honley on Huddersfield Road. Turn left onto New Road just after Lidl. No 41 can be located on the left hand side up a small track set back from the main road.

