

# Snow Gate<sup>™</sup>









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.

## 41 New Road

Netherthong, Holmfirth, HD9 3XX



3





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

# Oldfield Nether ong Noor Nether ong Holmfirth Map data ©2024

# Outside Store

**Gardens and Parking** 

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.







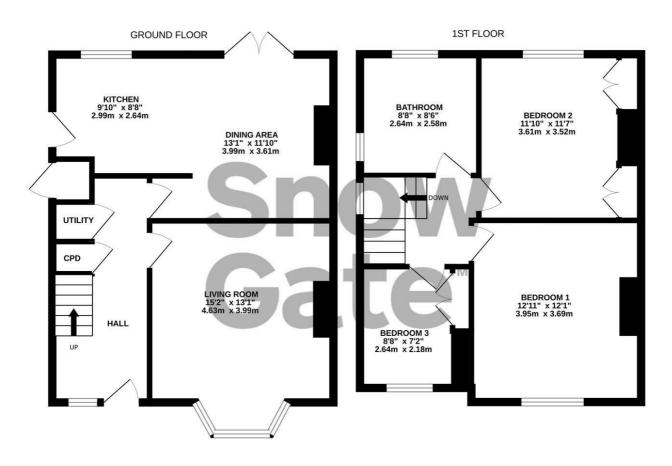








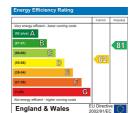


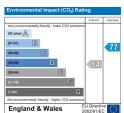


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Estate agency done properly

**Snow Gate** 

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