



Orchard House, 84 New Road

Netherthong, Holmfirth, HD9 3XY

£600,000

A spacious, three kingsize bedroom, stone built property on the edge of this sought after picturesque village just a short walk from the local first school, pub and shop with some of the most beautiful Holme Valley views. Immaculate throughout with quality fixtures and fittings including under floor heating, solid fuel stove and exposed roof trusses the accommodation briefly comprises entrance hall, WC, large living/dining kitchen and formal lounge. To the first floor, off the landing, are three kingsize bedrooms, master with ensuite and family bathroom. Off road parking, large timber shed and gardens to rear and side.

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- A THREE KINGSIZE BEDROOM DETACHED FAMILY HOME
- IMMACULATE THROUGHOUT WITH SPACIOUS ACCOMMODATION
- JUST ONE OF TWO BESPOKE MODERN PROPERTIES WITH OUTSTANDING VIEWS
- QUALITY FIXTURES AND FITTINGS, HUGE LIVING KITCHEN AND SEPARATE LOUNGE
- QUIET CENTRE VILLAGE LOCATION WITH OFF ROAD PARKING AND GARDEN
- EXPOSED ROOF TRUSSES, SOLID FUEL STOVE AND UNDER FLOOR HEATING

Entrance

Living Dining Kitchen

23'3" x 15'5" (7.09m x 4.70m)

WC

7'3" x 3'4" (2.21m x 1.02m)

Lounge

18'8" x 12'7" (5.49m x 3.84m)

First Floor Landing

Master Bedroom

13'7" x 12'9" (4.14m x 3.89m)

Ensuite

10'0" x 4'10" (3.05m x 1.47m)

Bedroom 2

14'3" x 13'4" (4.34m x 4.06m)

Bedroom 3

15'6" x 11'5" (4.72m x 3.48m)

Bathroom

10'1" x 6'8" (3.07m x 2.03m)

Parking

Garden



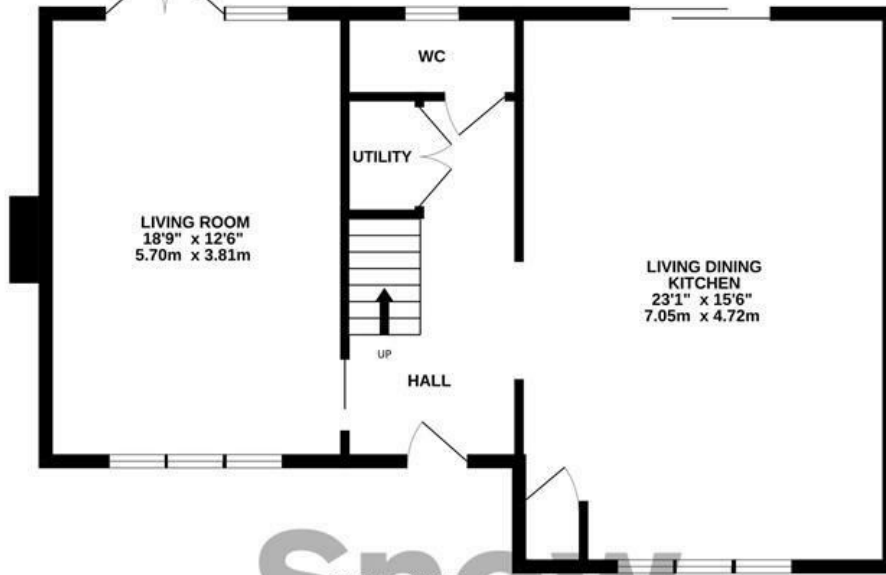
Directions

From the centre of Holmfirth head along Huddersfield Road towards Thongsbridge/Honley. Shortly after the fire station and Lidl supermarket turn left up New Road where the property can be found along a private driveway on the right hand side just before reaching the heart of Netherthong village.

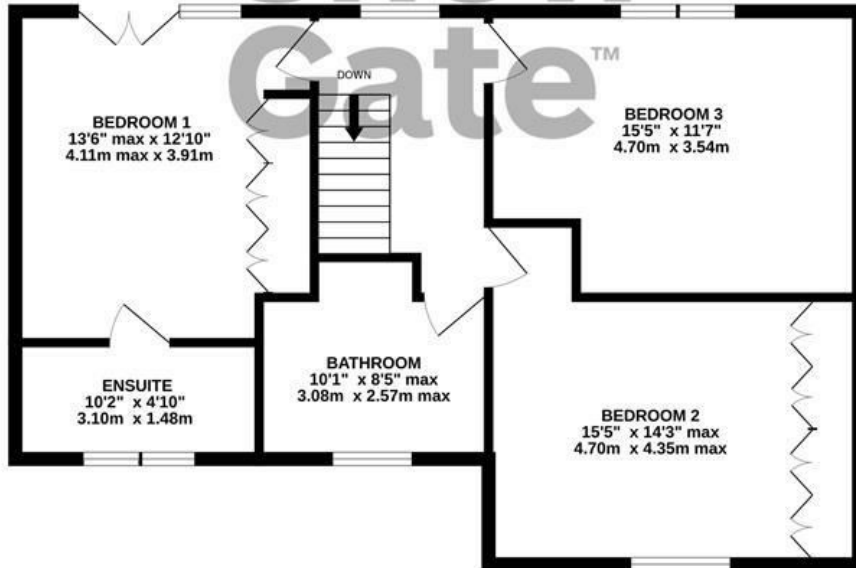


Floor Plan

GROUND FLOOR 728 sq.ft. (67.6 sq.m.) approx.



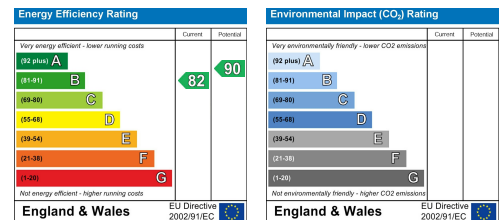
1ST FLOOR 728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.2 sq.m.) approx.

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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