



34 Deanhouse

Netherthong, Holmfirth, HD9 3UG

A really surprising and spacious four bedroom cottage in the heart of this sought after and picturesque village just a short walk from the Primary School, pub and village shop. The property has flexible accommodation over four floors with a large farmhouse style dining kitchen and lovely upper ground floor lounge with solid fuel stove. Briefly comprises front lobby, lounge, dining kitchen, large utility and ground floor wc/shower room. Four large bedrooms, master with ensuite and a family bathroom. Off road parking, garden and garage.

£365,000

34 Deanhouse

Netherthong, Holmfirth, HD9 3UG



- VERY SPACIOUS FOUR BEDROOM COTTAGE
- VILLAGE VIEWS AND ENCLOSED GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- LARGE FARMHOUSE STYLE KITCHEN AND GENEROUS UTILITY AREA
- SHORT WALK TO THE PRIMARY SCHOOL, VILLAGE SHOP AND PUB
- GARAGE AND OFF ROAD PARKING

Entrance

Farmhouse Kitchen

Rear Hallway/Home Office

17'11" x 12'7" (5.46m x 3.84m)

WC/Shower Room

6'7" x 6'5" (2.01m x 1.96m)

Laundry Room

Upper Ground Floor Landing

Lounge

17'8" x 12'9" (5.38m x 3.89m)

Front Lobby

Master Bedroom

17'2" x 15'5" (5.23m x 4.70m)

Ensuite

7'10" x 4'8" (2.39m x 1.42m)

Landing

Bedroom 2

13'10" x 8'2" (4.22m x 2.49m)

Bathroom

8'10" x 5'10" (2.69m x 1.78m)

Loft Bedroom 3

12'10" x 11'6" (3.91m x 3.51m)

Loft Bedroom 4

14'6" x 10'1" (4.42m x 3.07m)

GARAGE

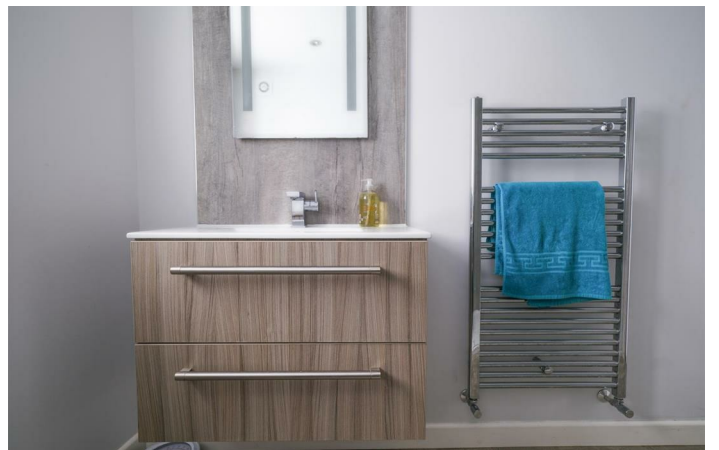
19'1" x 8'5" (5.82m x 2.57m)

Parking and Garden

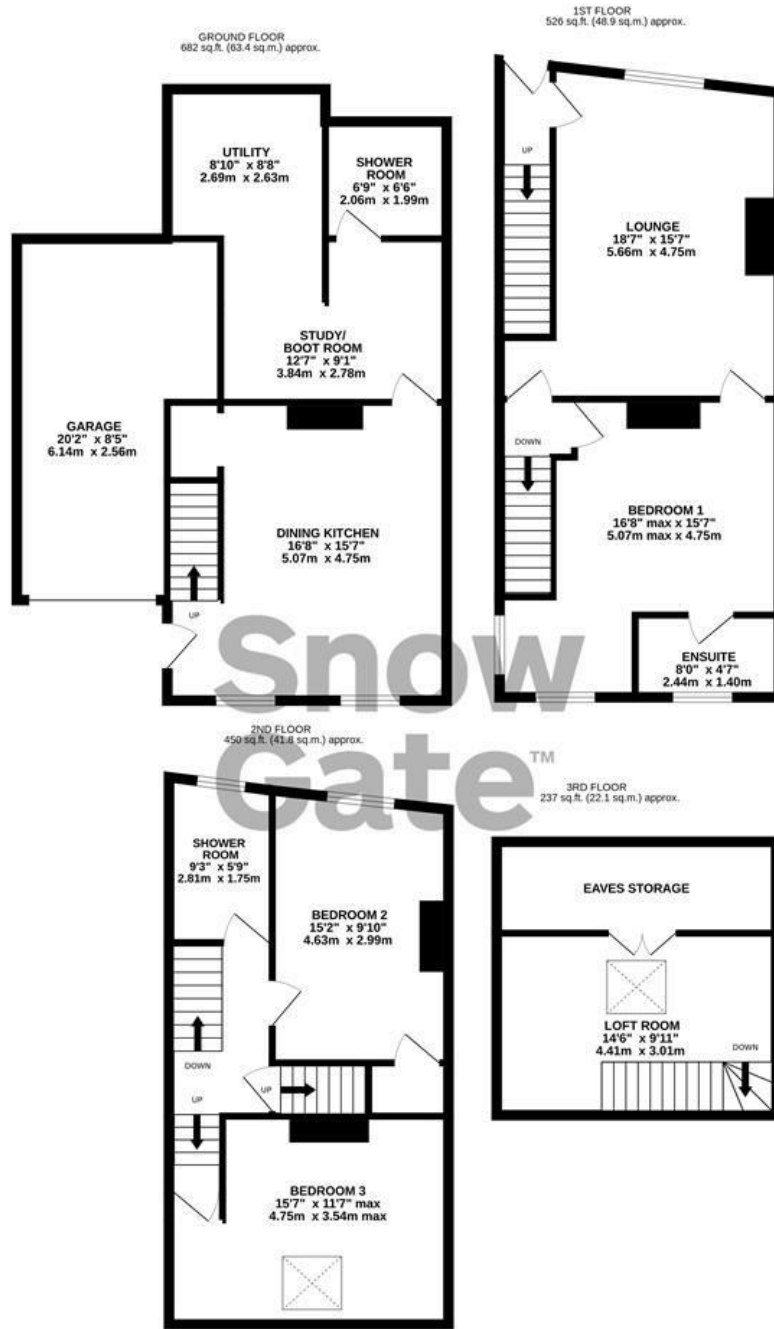


Directions

From Holmfirth take Huddersfield Road towards Honley. After the Thongsbridge crossroads take the next left onto Calf Hill Road and the following left onto Deanbrook Road. Where the road forks, take the right fork onto Deanhouse Lane where the property can be found in the hamlet at the end of the lane.



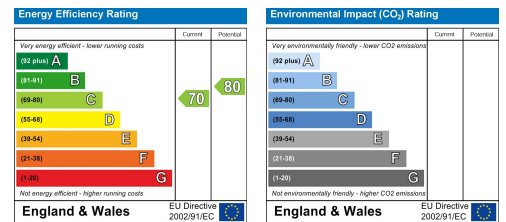
Floor Plan



TOTAL FLOOR AREA: 1895 sq.ft. (176.1 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.
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Estate agency done properly

Snow Gate™

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk