

4 Wells Green Gardens

Netherthong, Holmfirth, HD9 3HP

A unique and characterful four bedroom barn conversion tucked away in the heart of this extremely picturesque village. The property is just a short walk from the local shop and village pub and enjoys lovely village and countryside views. The accommodation briefly comprises entrance hall, large lounge, snug/home office, four double bedrooms, two bathrooms and a breakfast kitchen. Parking, garage, store and paved outside entertaining area.

Guide Price £350,000

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- FOUR BEDROOM BARN CONVERSION WITH LARGE RECEPTION ROOM
- FIRST FLOOR LIVING ACCOMMODATION WITH LOVELY VIEWS
- OPEN PLAN BREAKFAST KITCHEN AND USEFUL SNUG/HOME OFFICE
- SHORT WALK TO BEAUTIFUL COUNTRYSIDE AND VILLAGE SHOP AND PUB
- GARAGE, STORE AND PARKING
- EASY ACCESS TO HOLMFIRTH AND LOCAL AMENITIES

Entrance

Shower Room

6'6" x 3'5" (1.98m x 1.04m)

Bedroom 2

11' x 9'9" (3.35m x 2.97m)

Bedroom/Study/Snug

8'8" x 8'4" (2.64m x 2.54m)

Bedroom 3

9'3" x 8'10" (2.82m x 2.69m)

Bedroom 4

9'3" x 8'8" (2.82m x 2.64m)

First Floor Landing

Bedroom 1

12'4" x 9'11" (3.76m x 3.02m)

Bathroom

7'7" x 7'4" (2.31m x 2.24m)

Breakfast Kitchen

11'3" x 10'7" (3.43m x 3.23m)

Open plan lounge/dining room

18'11" x 18'1" (5.77m x 5.51m)

Paved Terrace

11'8" x 9'11" (3.56m x 3.02m)

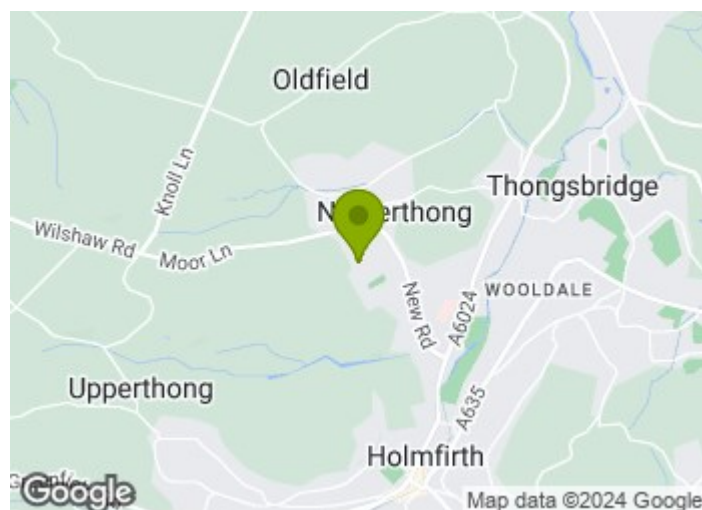
Garage

19'2" x 9'3" (5.84m x 2.82m)

Store

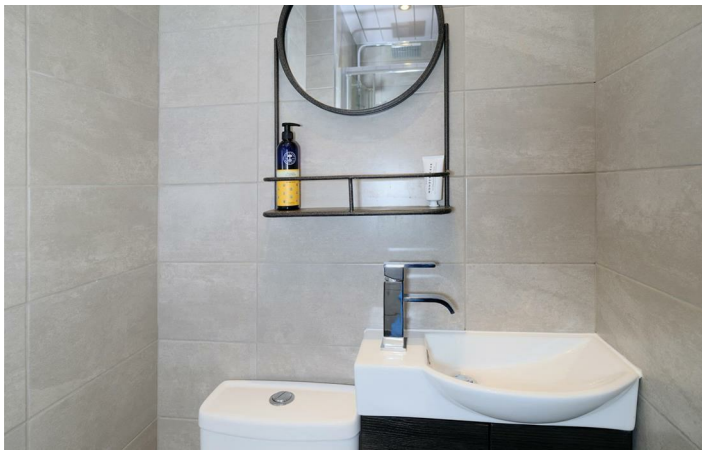
11'9" x 9'2" (3.58m x 2.79m)

Parking

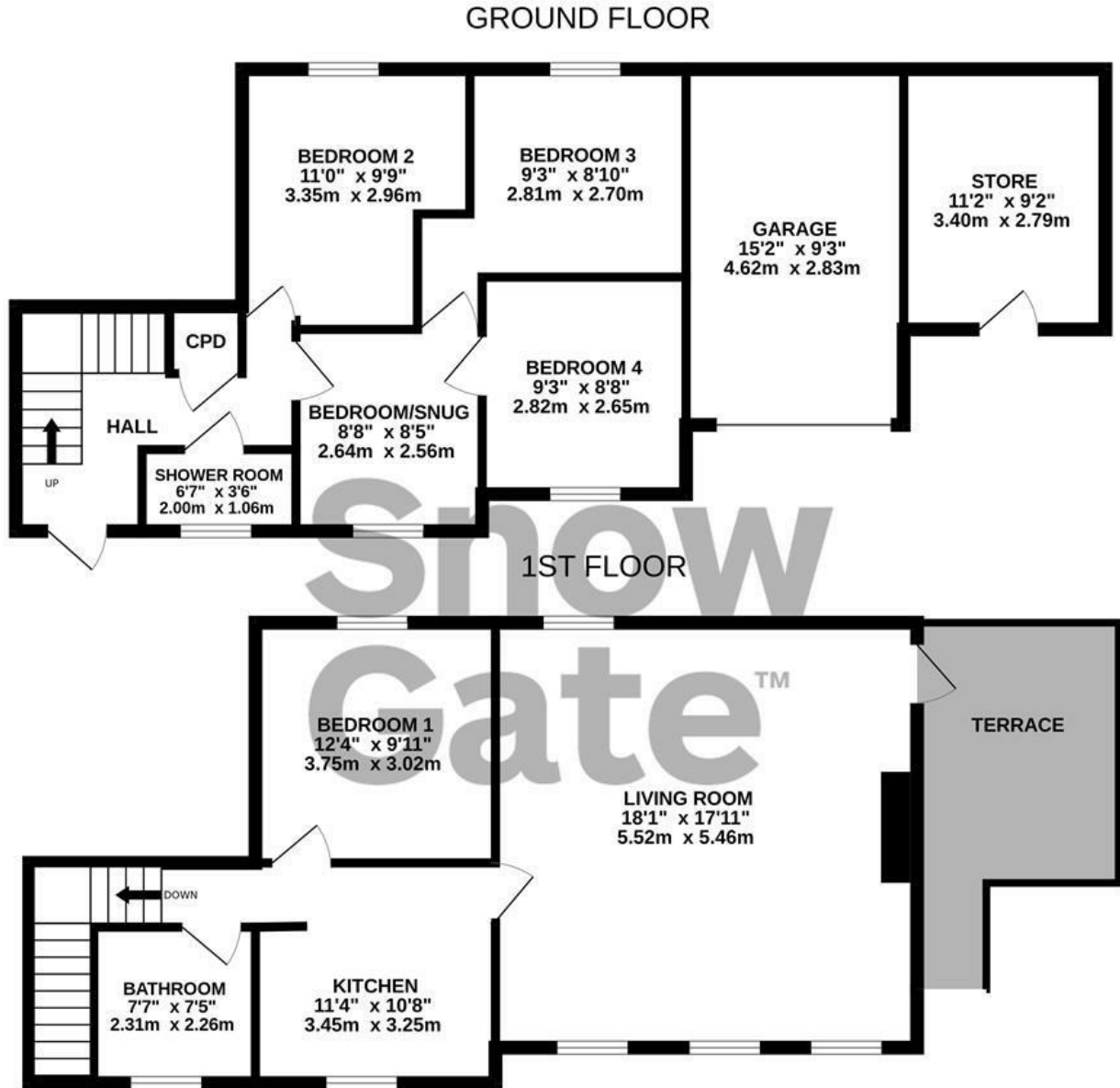


Directions

From Holmfirth take Huddersfield Road towards Honley/Huddersfield. Take a left up New Road towards Netherthong into the village, following the road round to the left and passed the church onto Towngate. Take the next left onto Broomy Lea Lane and then a further left onto Wells Green Gardens where the property can be found on the right hand side.

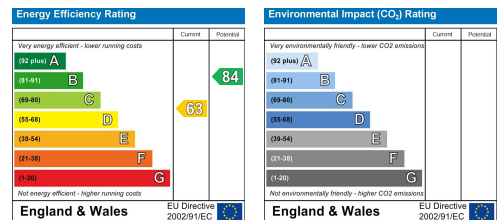


Floor Plan



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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