



## 9 Hebble Drive

Netherthong Holmfirth HD9 3XU

**£600,000**

A fabulous opportunity to buy this four-bedroom, detached family home, with beautiful gardens to both front and rear. Situated on a large, elevated and immaculately kept plot, the property's flexible layout offers bright and spacious accommodation, with huge potential for modernisation. Located just above Holmfirth in this very sought-after cul-de-sac position, the property backs onto an open field and boasts wonderful views over the valley and adjoining countryside both from indoors and outside. Available with no vendor chain, the accommodation briefly comprises hallway, lounge, dining room, kitchen, utility, bathroom and two ground floor bedrooms. To the first floor are two further double bedrooms, a dressing room and an additional shower room. There is a double garage with off road parking and a garden room/conservatory.

The property is ideally located to access all the Holme Valley amenities and is within the catchment area for local outstanding schools and colleges. Centrally located between Manchester, Leeds and Sheffield it is also a commuter's paradise.

# 9 Hebble Drive

NetherthongHolmfirth HD9 3XU



- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- STUNNING PLOT WITH FAR REACHING FRONT AND REAR WINDOWS
- SPACIOUS LOUNGE AND DINING ROOM
- POTENTIAL FOR IMPROVEMENT/MODERNISATION
- OFF ROAD PARKING AND DOUBLE GARAGE
- NO VENDOR CHAIN

## Entrance

## Hallway

15'1" x 7'8" (4.60m x 2.34m)

## Lounge

21'3" x 13'11" (6.48m x 4.24m)

## Dining Room

12'2" x 9'11" (3.71m x 3.02m)

## Breakfast Kitchen

16'11" x 11'0" (5.16m x 3.35m)

## Utility

5'5" x 3'5" (1.65m x 1.04m)

## Ground Floor Bathroom

8'0" x 7'5" (2.44m x 2.26m)

## Bedroom 4 (rear)

12'7" x 11'7" (3.84m x 3.53m)

## Master Bedroom (front/3)

14'9" x 14'1" (4.50m x 4.29m)

## First Floor Landing

## Bedroom 2

14'11" x 14'7" (4.55m x 4.45m)

## Bedroom 1

14'11" x 14'9" (4.55m x 4.50m)

## Dressing Room

8'6" x 6'2" (2.59m x 1.88m)

## Bathroom

7'5" x 4'10" (2.26m x 1.47m)

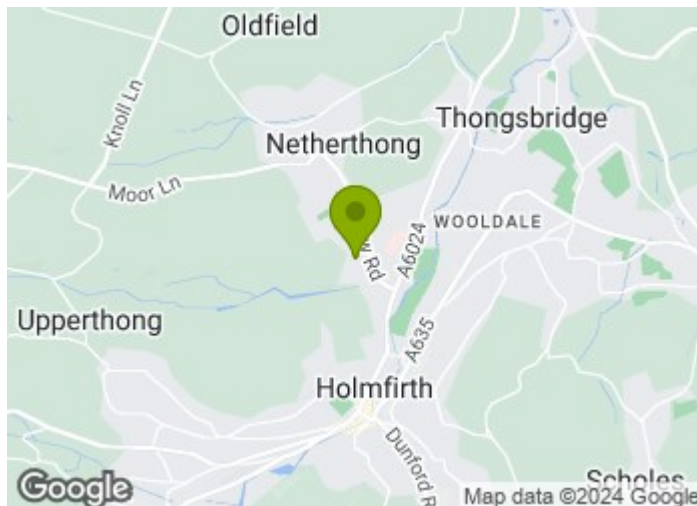
## Garage and Off Road Parking

21'2" x 15'1" (6.45m x 4.60m)

## Garden Room/Conservatory

11'4" x 9'9" (3.45m x 2.97m)

## Gardens

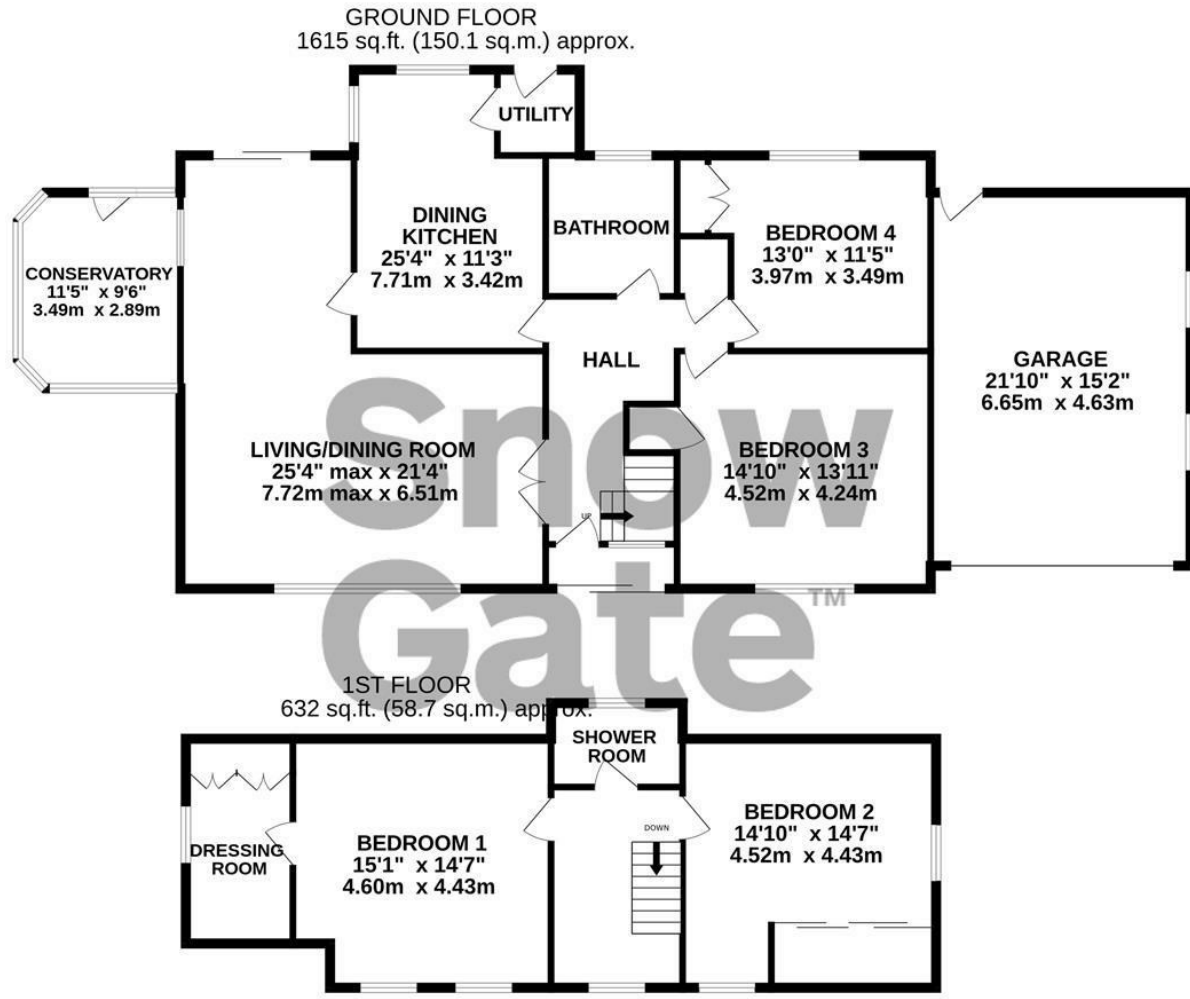


## Directions

From the centre of Holmfirth take Huddersfield Road towards Honley. Shortly after the fire station and Lidl supermarket, turn left onto New Road. Hebble Drive can be found on the left hand side with no 9 also being on the left hand side.



# Floor Plan

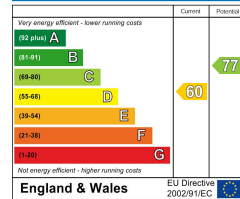


TOTAL FLOOR AREA: 2248 sq.ft. (208.8 sq.m.) approx.

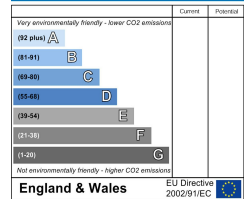
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



**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