



Dean Brook Road, Netherthong Holmfirth HD9 3UF

welcome to

Dean Brook Road, Netherthong Holmfirth

MODERN MID TOWNHOUSE WITH THREE BEDROOM ACCOMMODATION FOUND ON THREE LEVELS WITH GARAGE AND LOW MAINTENANCE GARDENS LOCATED IN THE HIGHLY SOUGHT AFTER VILLAGE OF NETHERTHONG



The property is situated close to the popular village of Netherthong, a small village near the town of Holmfirth. It lies in the Holme Valley in the metropolitan borough of Kirklees in West Yorkshire, England. The village is on the B6107 road to Meltham from the main A6024 Woodhead Road through the Holme Valley from Honley to Holmfirth.

Summary

Accommodation

Entrance Hall

Utility Room

6' 4" x 6' 2" (1.93m x 1.88m)

First Floor

Dining Room

14' 10" x 9' 10" (4.52m x 3.00m)

Living Room

19' x 11' 3" (5.79m x 3.43m)

Kitchen

12' x 8' 7" (3.66m x 2.62m)

Upper Floor

Bedroom One

11' x 9' 7" (3.35m x 2.92m)

En Suite

Bedroom Two

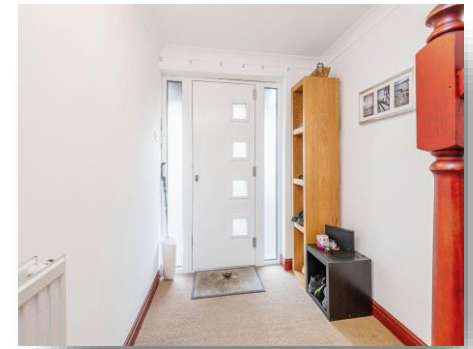
11' 6" x 8' 3" (3.51m x 2.51m)

Bedroom Three

9' 8" x 7' 2" (2.95m x 2.18m)

House Bathroom

External



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welcome to

Dean Brook Road, Netherthong Holmfirth

- Modern Townhouse
- Spacious Three Bedroom Accommodation
- Garage
- Gardens
- Prime Villlage Location

Tenure: Freehold EPC Rating: D

£280,000

directions to this property:

Leave Holmfirth via Victoria Street and turn right at the traffic lights on to Huddersfield Road. Continue for approximately half a mile. Turn left on to New Road and continue to the top of this road towards Netherthong. Turn right on to Out Lane and left on to Giles Street and then turn right on to Dean Brook Road where the property is situated on the right hand side



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF107479 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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