



**Dean Brook Road, Netherthong Holmfirth HD9 3UF**

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## **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

### **Summary**

Located in the highly sought after Holme Valley village of Netherthong is this well presented modern mid townhouse. Perfect for a professional couple or young family the accommodation briefly comprises: entrance hall, utility, first floor living room, kitchen and dining room, three upper floor bedrooms, master having en suite and a house bathroom. Externally there is access to a garage and low maintenance gardens to the rear. With Netherthong and Holmfirth's well regarded schooling close at hand along with various amenities an internal inspection would be highly recommended.

### **Accommodation Entrance Hall**

With decorative coving to ceiling, central heating radiator and staircase ascending to the first floor.

### **Utility Room**

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

There is a sink and drainer unit and a number of storage cupboards along with plumbing for a washing machine and central heating radiator.

### **First Floor Dining Room**

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

The perfect space for either formal or informal dining having coving to ceiling, central heating radiator, French style doors leading out into rear garden and staircase ascending to the upper floor.

### **Living Room**

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

This sizeable room has as its focal point a gas coal effect fire set to feature Adams style surround. There are various wall light points, decorative dado rail and there is useful recess storage, a central heating

radiator and double glazed mullion windows to front aspect.

### **Kitchen**

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

Fitted with an attractive range of wall and base units with granite effect worksurfaces incorporating a sink and drainer unit with mixer tap. There are complementary tiled surrounds whilst appliances include the five ring range cooker, integral fridge, freezer and dishwasher. The kitchen houses the central heating boiler and there is a useful understairs pantry, lamiate floor covering, inset ceiling lighting, double glazed window to rear aspect and door leading to rear of property.

### **Upper Floor Bedroom One**

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

This sizeable room boasts built in wardrobes, coving to ceiling, central heating radiator and is double glazed to front aspect.

### **En Suite**

Modern white suite comprising of low flush w/c, vanity style hand washbasin and panelled bath with overhead shower and screen. The room has complementary tiled walls, inset ceiling lighting, a vinyl floor covering, chrome effect heated rail ladder and extractor.

### **Bedroom Two**

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

This double room has a central heating radiator and is double glazed to rear aspect

### **Bedroom Three**

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

The third and final room could act as a bedroom or



the home office and has a central heating radiator and is double glazed to front aspect.

### **House Bathroom**

Stylish white suite with low flush w/c, vanity style hand washbasin and panelled bath with overhead shower unit and screen. There are tiled surrounds, a laminate floor covering, chrome effect heated rail ladder, inset ceiling lighting, a linen cupboard and the room has a double glazed obscure window.

### **External**

To the front of the property there is access to the garage that has power and lighting and a water supply.

The enclosed rear gardens are low maintenance with paved seating area, and terraced rockery with an array of plants and shrubs. There is also gated access to the rear.



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## Dean Brook Road, Netherthong Holmfirth

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

Tenure: Freehold EPC Rating: D

**£270,000**

### 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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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william h brown



**01484 687818**



[holmfirth@williamhbrown.co.uk](mailto:holmfirth@williamhbrown.co.uk)



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



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