



New Road, Holmfirth HD9 3XX

welcome to

New Road, Holmfirth

IMPRESSIVE THREE BEDROOM EXTENDED SEMI DETACHED PROPERTY, SITUATED ON THE OUTSKIRTS OF THE HIGHLY SORT AFTER NETHERTHONG VILLAGE AND WITHIN EASY REACH OF THE VIBRANT HOLMFIRTH. TUCKED AWAY, ON A CORNER PLOT, WITH DELIGHTFUL GARDENS, DRIVEWAY AND GARAGE.



The property is situated on the outskirts of 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. Further benefiting from being within easy reach of the vibrant Holmfirth.

Summary

Entrance Hallway

Lounge

15' 9" including bay x 12' 8" (4.80m including bay x 3.86m)

Cloakroom

Snug

10' 2" x 7' 10" (3.10m x 2.39m)

Dining Room

11' 11" x 11' into recess (3.63m x 3.35m into recess)

Breakfast Kitchen

13' 2" x 9' 9" includes door access (4.01m x 2.97m includes door access)

Utility

5' 11" x 4' 4" (1.80m x 1.32m)

Pantry

Rear Porch

First Floor

Bedroom One

12' x 11' 7" into recess (3.66m x 3.53m into recess)

Bedroom Two

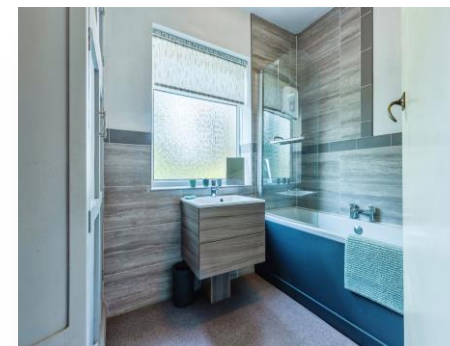
12' 11" x 12' into recess (3.94m x 3.66m into recess)

Box Room

8' 10" including staircase x 7' 1" (2.69m including staircase x 2.16m)

Bedroom Three

18' 5" x 13' 4" (5.61m x 4.06m)



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welcome to

New Road, Holmfirth

- Charming 1940's Extended Semi Detached
- Three Bedrooms
- Driveway
- Garage
- Three Reception Rooms

Tenure: Freehold EPC Rating: D

£425,000

directions to this property:

Leave Holmfirth via Victoria Street and turn right on to Huddersfield Road. Continue for approx half a mile and turn left on to New Road where the property is located on the left hand side, off New Road.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HMF107489



Property Ref:
HMF107489 - 0003

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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