



Dean Brook Road, Netherthong Holmfirth HD9 3UF

welcome to

Dean Brook Road, Netherthong Holmfirth

SEMI DETACHED RESIDENCE AFFORDING SPACIOUS FOUR BEDROOM ACCOMMODATION LOCATED ON THREE FLOORS WITH INTEGRAL GARAGE AND GENEROUS GARDENS, LOCATED IN THE SOUGHT AFTER VILLAGE OF NETHERTHONG

##Invalid Field Name##

Summary

Boasting a simply fabulous outlook this well presented semi detached residence is located in one of the Holme Valley's most desirable villages with the property affording generous four bedroom accommodation briefly comprising: entrance hall, dining kitchen, first floor living room, two bedrooms and house bathroom and two upper floor bedrooms, the principal bedroom enhanced by en suite facilities. Perfect for the growing family or couple requiring study rooms, the property externally offers generous gardens from where the stunning views can be admired. There is internal access to an integral garage whilst village amenities, highly regarded schooling and commuter routes are all close at hand.

Accommodation

Entrance Hall

On entry there is a tiled floor covering, central heating radiator and staircase ascending to the first floor.

Dining Kitchen

17' 9" x 13' max (5.41m x 3.96m max)

A splendid room for a family get together or if entertaining the kitchen being fitted with a range of wall and base units with granite worksurfaces incorporating a sink unit. There are complementary tiled surrounds and appliances include the five burner range cooker with extractor hood whilst there is space for a fridge freezer and plumbing for the washing machine. The room has concealed unit lighting and inset ceiling lighting, two central heating radiators, is double glazed to front aspect and has a patio door leading to side aspect. The central heating boiler can also be located in the kitchen and there is access to the integral garage.

First Floor

Living Room

14' max x 13' (4.27m max x 3.96m)

An attractively presented room with the focal point being the gas living flame fire set to feature surround. There are two central heating radiators and patio doors to rear.

House Bathroom

6' 9" x 6' (2.06m x 1.83m)

A modern white suite comprising of low flush w/c, pedestal hand washbasin and double ended Jacuzzi bath. There are tiled surrounds, inset ceiling lighting, a laminate floor covering, heated white rail ladder and double glazed obscure window.

Bedroom Three

10' 6" x 9' 7" (3.20m x 2.92m)

A double room with central heating radiator and double glazed window.

Bedroom Four

10' 6" x 6' 5" (3.20m x 1.96m)

The fourth bedroom or potential study room is double glazed to two aspects with a central heating radiator.

Upper Floor

Principal Bedroom

10' x 9' 8" (3.05m x 2.95m)

This excellent main suite has a central heating radiator and is double glazed to front aspect. The room opens into a superb dressing room 13' x 9'8" that has fitted wardrobes, a central heating radiator and is double glazed to side aspect boasting the splendid views.

En Suite

Modern white suite comprising of low flush w/c and





pedestal hand washbasin, tiled double shower cubicle with multi jet unit, complementary tiled walls and floor covering, inset ceiling lighting, heated white rail ladder and double glazed obscure window.

Bedroom Two

9' 10" x 9' (3.00m x 2.74m)

A further double bedroom this one having central heating radiator and velux window providing views over the garden.

External

To the front of the property is a block paved driveway with parking for two vehicles leading to the aforementioned integral garage that has power and lighting. To the side of the property is a patio area whilst the generous rear gardens are from where the views are really showcased. They are predominantly lawned with patio and a further raised patio along with large vegetable bed.



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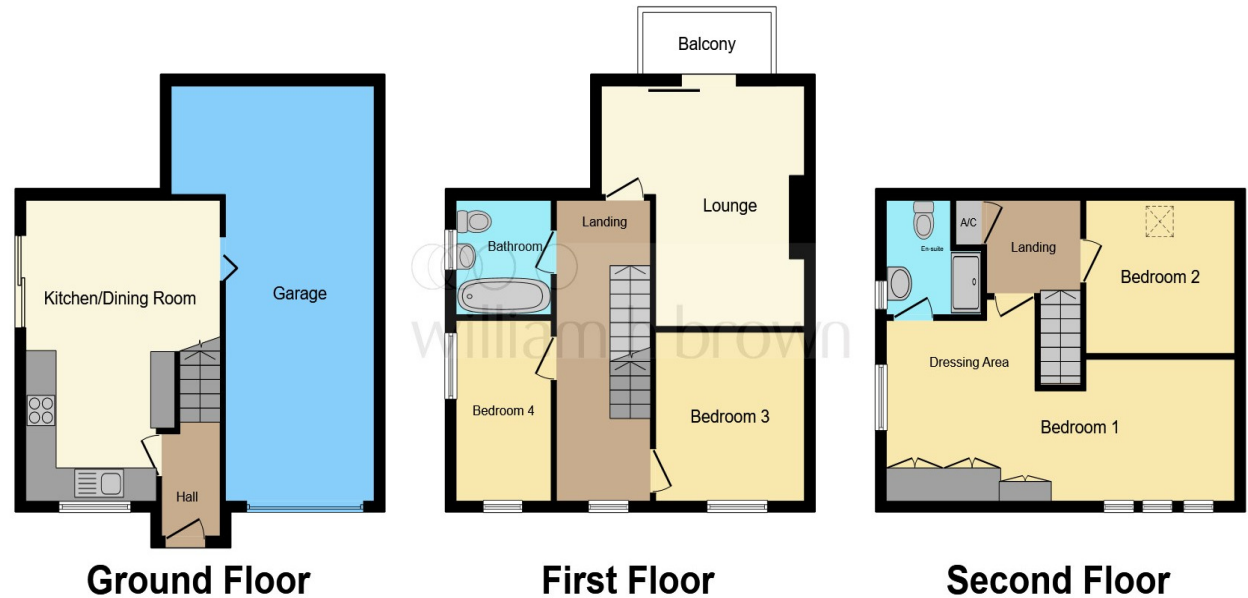
- Semi Detached House
- Four Bedroom Accommodation
- Integral Garage
- Extensive Gardens
- Fabulous Outlook

Tenure: Freehold EPC Rating: Awaited

£310,000

directions to this property:

Leave Holmfirth via Victoria Street and turn right at the traffic lights on to Huddersfield Road turn left at Calf Hill Lane and then left onto Dean Brook Road.. Continue for approximately half a mile. and the property can be found to the left.



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

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