



Netherlea Drive, Netherthong Holmfirth HD9 3EX

welcome to

Netherlea Drive, Netherthong Holmfirth

IMMACULATELY PRESENTED SEMI DETACHED RESIDENCE AFFORDING GENEROUS THREE BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDENS AND GARAGE LOCATED IN THE SOUGHT AFTER VILLAGE OF NETHERTHONG

Summary

Fabulous semi detached residence meticulously maintained by the current vendors and boasting immaculately presented three bedroom accommodation briefly comprising: entrance hall, cloaks/w.c two reception rooms, conservatory, aforementioned first floor bedrooms and shower room. Externally there are delightful gardens to the rear whilst off street parking is available to the front along with the garage. Perfectly located for well regarded schooling the property is well placed for local amenities and has ease of access to major road networks for the commuter.

Accommodation

Entrance Hall

On entry there is a laminate floor covering, central heating radiator, decorative coving to ceiling, understairs storage cupboard and a staircase ascending to the first floor with spindle balustrade.

Cloaks/W.C

Neutral coloured low level w/c and hand washbasin with tiled surrounds, laminate floor covering, inset ceiling lighting and central heating radiator.

Living Room

14' 10" x 11' 9" (4.52m x 3.58m)

An attractively presented room with the focal point being the gas living flame fire set to feature surround. The room has various wall light points, decorative coving to ceiling, radiator, double glazed window to front aspect and folding doors lead to:

Dining Room

11' 10" x 9' (3.61m x 2.74m)

Perfect for those formal occasions with the room having coving to ceiling, a central heating radiator and French style doors leading to:

Conservatory

11' 4" x 8' 9" (3.45m x 2.67m)

Overlooking the rear garden and having inset ceiling lighting, a laminate floor covering and wall heater.

Breakfast Kitchen

15' 7" x 7' 10" (4.75m x 2.39m)

A sizeable room with a stylish range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the AEG induction hob with extractor, electric oven, integral dishwasher, microwave, washing machine and fridge. The room has complementary tiled surrounds, a vinyl floor covering, LED lighting and concealed unit lighting and is double glazed to rear aspect. Doors lead to both the side of the property and into the integral garage.

First Floor Bedroom One

12' x 11' 2" max (3.66m x 3.40m max)

The principle bedroom has fitted bedroom furniture including wardrobes, dressing table and bedside drawers. There is coving to ceiling, a central heating radiator and the room is double glazed to front aspect.

Bedroom Two

12' x 11' 4" max (3.66m x 3.45m max)

A second double room, this one also having fitted wardrobes and dressing table, coving to ceiling, central heating radiator and being double glazed to rear aspect.

Bedroom Three

7' 7" x 6' 5" (2.31m x 1.96m)

A third bedroom or home office currently having





fitted office furniture. There is a laminate floor covering, radiator and double glazed window to front aspect with a pleasant outlook.

Shower Room

8' 1" x 7' 8" (2.46m x 2.34m)

A modern white suite comprising of low level w/c and vanity style hand washbasin, shower with rainfall unit and further shower attachment. The room is complemented by travertine style surrounds, inset ceiling lighting, a chrome effect heated rail ladder and is double glazed to two aspects.

External

To the front of the property is a garden area and double width driveway leading to the integral garage. The garage has a remote door, power and lighting and houses the central heating boiler. The well maintained rear gardens afford a good degree of privacy and have lawned areas, garden shed, seating areas for relaxation and an array of established plants and shrubs.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly



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welcome to

Netherlea Drive, Netherthong Holmfirth

- Semi Detached House
- Three Bedroom Accommodation
- Pristine Condition
- Conservatory
- Attractive Gardens

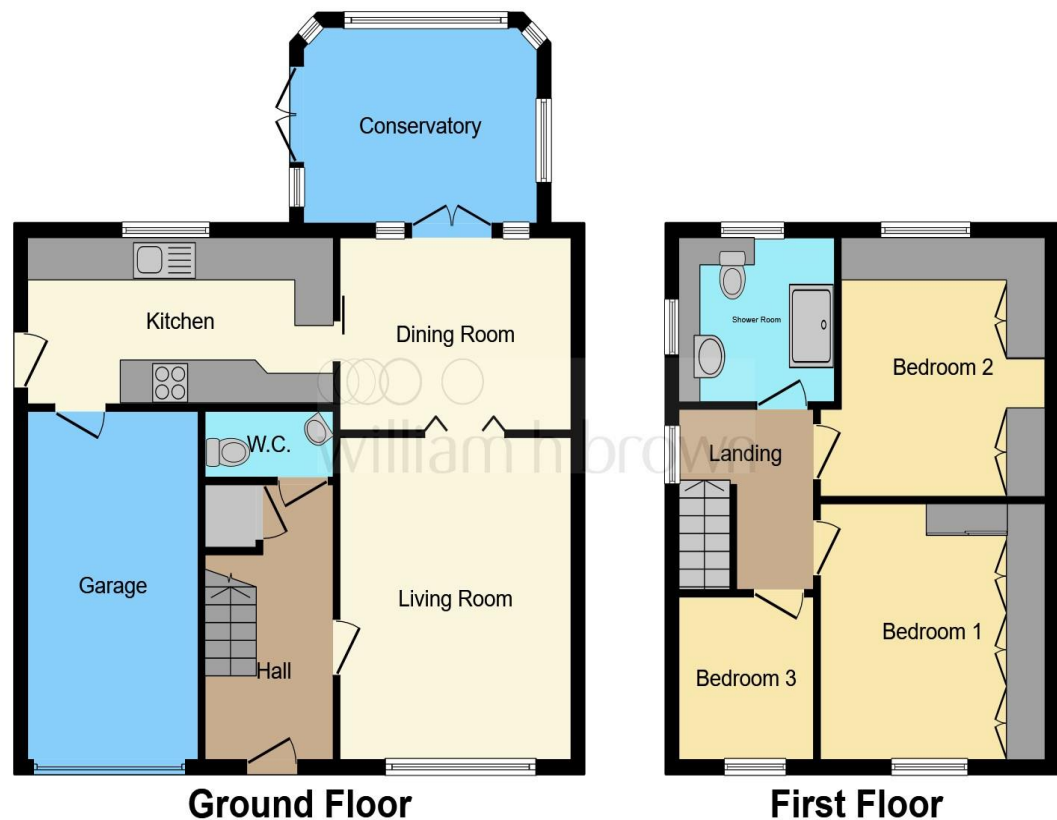
Tenure: Freehold EPC Rating: C

guide price

£315,000

directions to this property:

Leave Holmfirth via Huddersfield Road towards Honley. Take the first left turn into New Road which is signposted Netherthong, turn left into Netherlea Drive where the property can be found 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

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