



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



**welcome to**

## **Polly Dam Dean Brook Road, Netherthong Holmfirth**

COMMANDING DETACHED RESIDENCE AFFORDING VERSATILE 5/6 BEDROOM ACCOMMODATION ON THREE FLOORS WITH EXTENSIVE GARDENS AND DOUBLE GARAGE OCCUPYING A PRIME VILLAGE LOCATION.

### **Summary**

A rare opportunity has arisen with the availability of such a substantial family home within the sought after village of Netherthong. Being offered with no vendor chain this modern detached residence is perfect for the growing family due to the generous and versatile accommodation. Being presented on three floors the accommodation briefly comprises: entrance hall, garden room/living room, utility room, bathroom, first floor sitting room/bedroom and a further double bedroom, dining room, kitchen, four upper floor double bedrooms, two boasting en suite facilities and a second house bathroom. Externally there is access to a double garage and the rear established gardens with a stream flowing through a simply delightful. Nearby is highly regarded schooling and amenities whilst the property has ease of access to major routes for surrounding commercial centres.

### **Accommodation**

#### **Entrance Hall**

Having a storm porch entrance the hallway has a central heating radiator, double glazed window to side aspect, staircase with spindle balustrade ascending to the first floor and door leading to the integral garage.

#### **Garden Room/Living Room**

12' 3" x 12' 3" plus doorwell ( 3.73m x 3.73m plus doorwell )

A room easily adapted as an additional double bedroom and having a radiator and French style doors leading to the rear garden.

#### **Bathroom**

7' 6" x 6' max ( 2.29m x 1.83m max )

A modern white suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with

overhead shower attachment and screen. There are tiled walls, a vinyl floor covering, inset ceiling lighting, extractor fan and a chrome effect heated rail ladder.

### **Utility Room**

12' 7" max x 12' 7" max ( 3.84m max x 3.84m max )

There is plumbing for a washing machine, a vinyl floor covering, radiator and double glazing to rear aspect.

### **First Floor**

#### **Lounge/Bedroom Three**

16' 2" x 13' 6" ( 4.93m x 4.11m )

A room that could again be utilised as a double bedroom or a reception room having various wall light points, a radiator and double glazed to rear aspect.

#### **Study/Bedroom Four**

14' 3" x 9' 9" ( 4.34m x 2.97m )

A double bedroom with central heating radiator and double glazed window to front aspect.

### **Dining Room**

16' x 12' 7" ( 4.88m x 3.84m )

Perfect for more formal entertaining or simply a family gathering the room has a tiled floor covering, various wall light points, radiator and French style doors leading to Juliet balcony.

### **Breakfast Kitchen**

14' 2" x 9' 6" ( 4.32m x 2.90m )

Fitted with a stylish range of wall and base units with roll edge worksurfaces incorporating a ceramic one and a half bowl sink and drainer unit with mixer tap. There is a seven burner range cooker whilst further appliances include the integral dishwasher and fridge freezer. The room has complementary





tilled surrounds and floor covering, concealed unit lighting and inset ceiling lighting and is double glazed to front aspect.

### **Upper Floor Bedroom One**

16' 2" max x 14' 2" max ( 4.93m max x 4.32m max )

An excellent principle suite with various wall light points, radiator and double glazed to rear aspect overlooking the garden.

### **En Suite**

White suite comprising of low flush w/c and pedestal hand washbasin with quadrant shower cubicle, tiled surrounds and floor covering, extractor, inset ceiling lighting and chrome effect heated rail ladder.

### **Bedroom Two**

12' 7" x 12' 4" ( 3.84m x 3.76m )

A second double room enhanced by en suite facilities and having wall light points, a central heating radiator and double glazed to rear aspect.

### **En Suite**

Another white suite with low level w/c and hand washbasin, quadrant shower cubicle, tiled surrounds and floor covering, inset ceiling lighting, extractor and double glazed obscure window.

### **Bedroom Five**

14' 3" x 9' 10" ( 4.34m x 3.00m )

Double room with central heating radiator and double glazed to front elevation.

### **Bedroom Six**

13' 5" x 9' 6" ( 4.09m x 2.90m )

The final double bedroom that as with the other bedrooms could be utilised by the home worker as a study room having central heating radiator and being double glazed to rear aspect.

### **Bathroom**

Servicing the upper floor rooms and boasting a modern white suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with overhead shower unit and screen. There are complementary tiled surrounds and floor covering, a chrome effect heated rail ladder, inset ceiling lighting and double glazed obscure window.

### **External**

To the front of the property is a sizeable driveway perfect for accommodating several vehicles. This leads to the aforementioned double garage that has remote doors, power and lighting and houses the central heating boiler.

To the rear are fabulous established gardens with decking and a vast array of plants, shrubs and mature trees. The idyllic setting is completed by the stream running through the garden with its relaxing acoustics.



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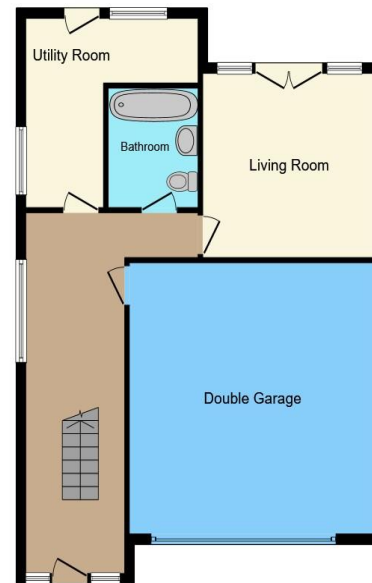
- Detached House
- Versatile & Spacious 5/6 Bedroom Accommodation
- Double Garage
- Extensive Gardens
- No Vendor Chain

Tenure: Freehold EPC Rating: C  
Council Tax Band: G

# £575,000

### 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 set back from the road on the right hand side.



Ground Floor



First Floor



Second Floor

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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