



Netherlea Drive, Netherthong Holmfirth HD9 3EX

welcome to

Netherlea Drive, Netherthong Holmfirth

A WELL PRESENTED DETACHED TRUE BUNGALOW AFFORDING TWO BEDROOM ACCOMMODATION OCCUPYING A CUL DE SAC POSITION IN THE SOUGHT AFTER VILLAGE OF NETHERTHONG, EXTERNALLY HAVING GARAGE AND GARDENS TO REAR.

Summary

Located in the highly sought after village of Netherthong and occupying a cul de sac position is this well presented detached true bungalow. Ready to move into the property boasts two bedroom accommodation briefly comprising: conservatory, lounge/dining room, fitted kitchen, shower room and aforementioned bedrooms. Externally the property is further enhanced by attractive gardens and garage access whilst the positioning of the property gives ease of access to local shops and amenities. Inspection recommended.

Accommodation Conservatory

10' 4" x 9' 9" max (3.15m x 2.97m max)

On entry this space gives the property a good deal of flexibility in its usage and has a door leading to:

Lounge/Dining Room

18' 5" x 11' (5.61m x 3.35m)

With ample space for dining and seating furniture the room has as its focal point a gas fire set on a hearth with timber lintel. There are various wall light points, decorative coving to the ceiling, a central heating radiator and a vast amount of natural light floods through the room via the full drop double glazed window to front aspect.

Kitchen

9' 4" x 8' 10" (2.84m x 2.69m)

Fitted with a modern range of wall and base units with granite effect roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. There is a gas hob and electric oven, integral dishwasher and plumbing for the washing machine whilst the room has complementary tiled surrounds and quarry tiled floor covering, central heating radiator, concealed

unit lighting and is double glazed with door leading to side of property.

Shower Room

6' 6" x 5' 5" (1.98m x 1.65m)

The shower room is fitted with a white low flush w/c and wall mounted hand washbasin along with quadrant shower cubicle with rainfall unit. There are tiled walls, inset ceiling lighting, a central heating radiator and double glazed obscure window.

Bedroom One

11' 5" x 11' (3.48m x 3.35m)

The principle bedroom is of double proportions with fitted wardrobes, coving to ceiling, central heating radiator and double glazed window.

Bedroom Two

8' 10" x 7' 10" (2.69m x 2.39m)

The second bedroom has coving to ceiling, a radiator and double glazed window to rear aspect.

External

To the front of the property is a driveway providing off street parking leading to the attached garage. The garage has power and lighting. Access is gained to a delightful rear garden with patio, lawned area, power point and a good array of plants and shrubs. The rear garden does enjoy a good degree of privacy.





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Netherlea Drive, Netherthong Holmfirth

- Detached Bungalow
- Two Bedroom Accommodation
- Garage/Driveway
- Cul De Sac Position
- Attractive Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£250,000



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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