



Dean Brook Road, Netherthong Holmfirth HD9 3UF

welcome to

Dean Brook Road, Netherthong Holmfirth

****OPEN HOUSE - September 27th 2:15pm-3:15pm Call Now For An Appointment**** MODERN TOWNHOUSE SET AWAY FROM THE MAIN THOROUGHFARE ON A QUIET CUL DE SAC AND AFFORDING VERSATILE THREE BEDROOM ACCOMMODATION WITH HOME OFFICE/OCCASIONAL BEDROOM. SOUTH FACING GARDEN TO REAR, GARAGE AND PARKING.

Summary

Located away from the main thoroughfare, on the quiet cul de sac of Dean Brook Road is this well presented modern townhouse affording both spacious and versatile three bedroom accommodation on three floors. Particularly suitable for a professional couple or family, the accommodation briefly comprises: entrance hall, shower room, home office/playroom/occasional bedroom, first floor dining kitchen and living room along with three upper floor bedrooms and house bathroom. Enhanced by paved patio, decking area and terraced gardens to the rear there is also parking to the front of the garage. Situated in the ever popular village of Netherthong there are village amenities nearby, well regarded schooling and ease of access to major commuting routes.

Accommodation

Entrance Hall

On entry there is a laminate floor covering, a central heating radiator, understairs storage cupboard and a staircase ascending to the first floor. Doors also lead to the following:

Garage/Utility Room

19' x 9' 6" (5.79m x 2.90m)

The garage has a roll door, central heating radiator, power and lighting with plumbing for a washing machine.

Rear Lobby

Fitted wardrobe.

Shower Room

Fitted with a white low flush w/c and pedestal hand washbasin and quadrant shower cubicle. There is also a vinyl floor covering. Central heating radiator

Home Office/Occasional Bedroom

9' 4" x 8' 7" (2.84m x 2.62m)

A splendid addition to the property and providing a good deal of flexibility in its usage as either a home office for the home worker, a playroom or even an occasional bedroom. it has inset ceiling lighting and a central heating radiator.

First Floor

Dining Kitchen

16' max x 13' 8" max (4.88m max x 4.17m max)

A generous room with ample space for dining furniture. The kitchen has an attractive range of wall and base units with butchers block effect worksurfaces incorporating a stainless steel one and a half bowl sink and drainer unit with complementary tiled surrounds. Appliances include the five burner gas hob with extractor hood, electric oven and there is space for a fridge freezer. The room has inset ceiling lighting, a tile effect floor covering, central heating radiator and is double glazed to rear aspect with French style doors leading outside.

Living Room

15' 10" x 13' 7" max (4.83m x 4.14m max)

The focal point of this sizeable reception room is the gas coal effect fire set to Adams style surround. There are various wall light points, a central heating radiator, two double glazed windows to front aspect and a staircase ascending to the upper floor.

Upper Floor Bedroom One

13' 3" x 8' 9" (4.04m x 2.67m)

The principle bedroom is of generous proportions and has a central heating radiator and is double glazed to front aspect.





Bedroom Two

11' 7" x 8' 10" (3.53m x 2.69m)

The second bedroom could also accommodate a double bed and has a central heating radiator and is double glazed to rear aspect overlooking the garden.

Bedroom Three

8' 1" x 6' 10" (2.46m x 2.08m)

The final bedroom has a central heating radiator and is double glazed to rear aspect.

House Bathroom

8' 1" x 6' 8" (2.46m x 2.03m)

A modern white suite comprising of low level w/c, vanity style hand washbasin and 'p' shape shower bath with overhead shower unit and screen. There are complementary tiled surrounds, a vinyl floor covering, linen cupboard, central heating radiator and double glazed obscure window.

External

To the front of the property is parking in front of the garage. The rear gardens are terraced with a paved patio, decked area and a vast array of plants and shrubs. There is water supply and from the upper level views across the valley can be enjoyed.



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welcome to

Dean Brook Road, Netherthong Holmfirth

- Mid Townhouse
- Versatile Three Bedrooms Plus Home Office/Occasional Bedroom
- Garage
- Garden
- Prime Village Location

Tenure: Freehold EPC Rating: C

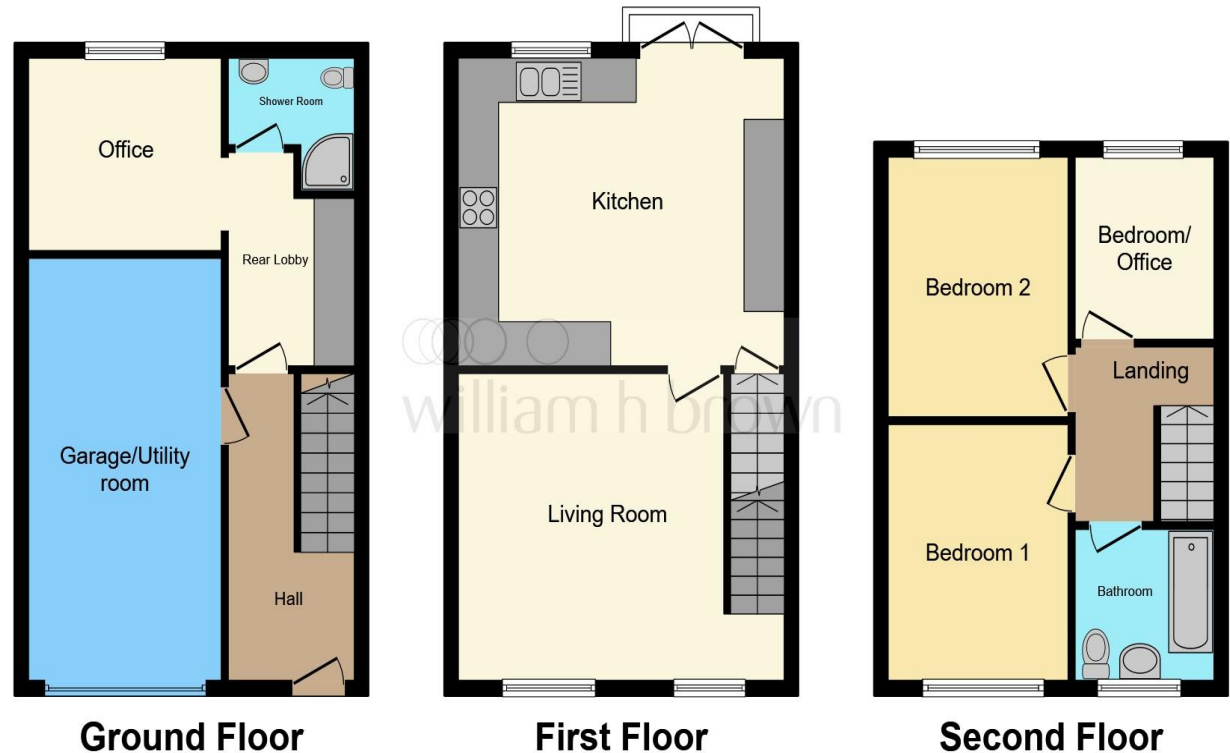
Council Tax Band: C

guide price

£280,000

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 left up a side road to the cul de sac.



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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HMF108594 - 0009

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