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# 146 West End

## Netherthong, Holmfirth, HD9 3EJ

An incredible opportunity to purchase this character filled four bedroom cottage in the heart of Netherthong which would benefit from a programme of modernisation while being ready for immediate occupation. Perhaps the properties best kept secret is the rear courtyard which provides off road parking and has two stone outbuildings. Available with no vendor chain the property briefly comprises entrance porch, hallway, lounge, dining kitchen, rear utility/porch, three first floor bedrooms and a bathroom. Huge loft bedroom or second reception room. Rear courtyard, off road parking and two stone outbuildings.
NO VENDOR CHAIN.

## O.I.R.O £340,000

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4 1 1 D

- FOUR DOUBLE BEDROOM CHARACTER COTTAGE
- HEART OF NETHERTHONG VILLAGE WITH PRIVATE COURTYARD PARKING
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- READY FOR IMMEDIATE OCCUPATION WITH PLENTY OF POTENTIAL FOR IMPROVEMENT
- TWO REAR STONE OUTBUILDINGS IN THE REAR COURTYARD
- AVAILABLE WITH NO VENDOR CHAIN

**Entrance**

**Lounge**

16'1" x 14'0" (4.90m x 4.27m)

**Dining Kitchen**

13'11" x 12'6" (4.24m x 3.81m)

**Rear Porch/Utility**

**First Floor Landing**

**Bedroom 1**

12'11" x 9'8" (3.94m x 2.95m)

**Bedroom 2**

12'4" x 9'8" (3.76m x 2.95m)

**Bedroom 3**

12'6" x 7'6" (3.81m x 2.29m)

**Bathroom**

12'7" x 7'7" (3.84m x 2.31m)

**Loft Bedroom**

21'11" x 17'10" (6.68m x 5.44m)

**Outside**




**Directions**

















# Floor Plan



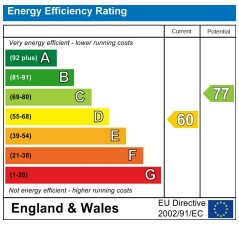

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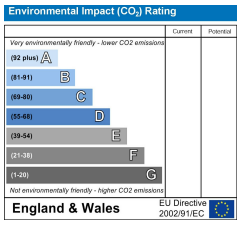
**West End, Netherthong, Holmfirth, HD9 3EJ**

Total Area: 152.0 m² ... 1637 ft²

**Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.




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