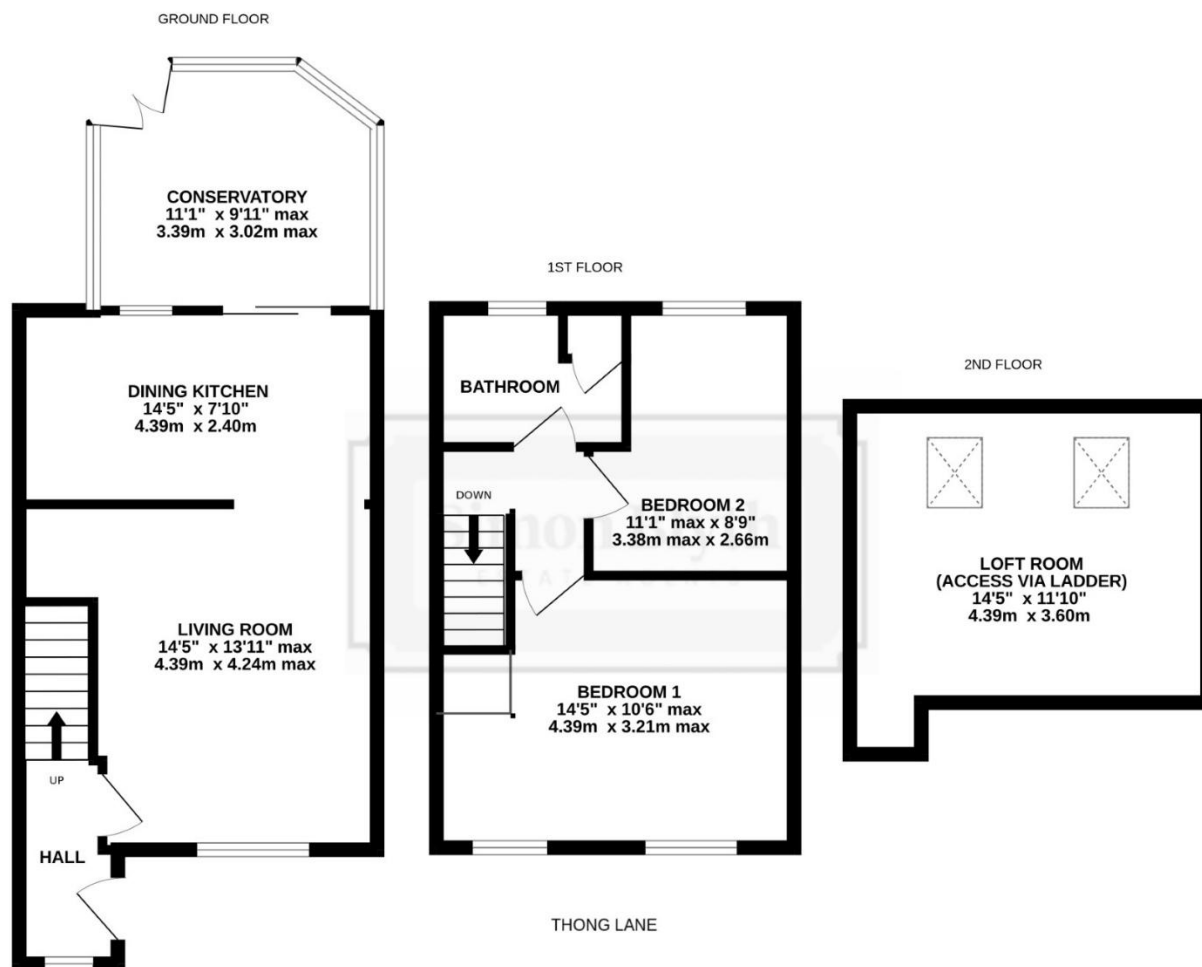


**Simon Blyth**  
ESTATE AGENTS



**THONG LANE, HOLMFIRTH HD9 3EE**



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## PROPERTY DESCRIPTION

WELL PRESENTED, TWO BEDROOM, STONE CONSTRUCTION, MID TERRACE HOME SITUATED IN THE POPULAR VILLAGE OF NETHERTHONG. BENEFITING FROM FABULOUS VIEWS, USEFUL ATTIC ROOM, AND OPEN-PLAN LIVING-DINING AND KITCHEN WITH CONSERVATORY. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND A SHORT DISTANCE FROM THE BUSTLING VILLAGE OF HOLMFIRTH.

The property accommodation briefly comprises of entrance, open-plan living/dining-kitchen and conservatory to the ground floor. To the first floor there are two bedrooms and the house bathroom. Externally there is an enclosed low maintenance garden to the front and a fabulous garden to the rear which takes advantage of stunning views and gives access to a useful undercroft store beneath the conservatory.

EPC: D Council Tax Band: A Tenure: Freehold

**Offers Around £255,000**

## ENTRANCE

Enter the property through a double glazed, PVC door with leaded detailing from the side elevation into the entrance. There is a double glazed window with leaded detailing to the front elevation, high quality flooring and the entrance then seamlessly leads into the hallway which features the attractive flooring, a radiator, a ceiling light point and proceeds to a carpeted staircase with wooden banister which leads to the first floor and a multi-panelled timber and glazed door with obscure glazed inserts leads into the open plan living/dining kitchen.

## LOUNGE

*Measurements – 14'5" X 13'11"*

The lounge is a generously proportioned, light and airy reception room which features a double-glazed bank of windows with leaded detailing to the front elevation which has far reaching views into the distance across the valley. There is decorative coving to the ceiling, a decorative dado rail, ceiling light point and two radiators. The lounge has a useful, understairs nook for storage or for free-standing furniture and the focal point of the room is the Dimplex, electric fireplace with a granite surround and oak mantel. The lounge area then seamlessly leads into the dining kitchen.



## OPEN PLAN DINING KITCHEN

*Measurements – 14'5" X 7'10"*

The open plan dining kitchen room features fitted wall and base units with Shaker style cupboard fronts and with complementary rolled edge work surfaces over which incorporate a one-and-a-half bowl ceramic sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances which include a four-ring gas hob with canopy style cooker hood over and a built-in, electric, fan-assisted oven. There is an integrated, under-counter fridge unit and under-counter freezer, plumbing and provisions for an automatic washing machine and a breakfast peninsula for informal dining and food preparation. The kitchen has tiling to the splash areas, under-unit lighting, glazed display cabinets and then leads into the dining area which has sliding patio doors to give access to the conservatory, but also providing stunning, open-aspect views across the valley. The dining area has decorative coving to the ceiling, a wall light point and a radiator and the kitchen area has tile-effect, vinyl flooring, coving, a ceiling light point and a double-glazed window to the rear elevation providing borrowed light from the conservatory.





## CONSERVATORY

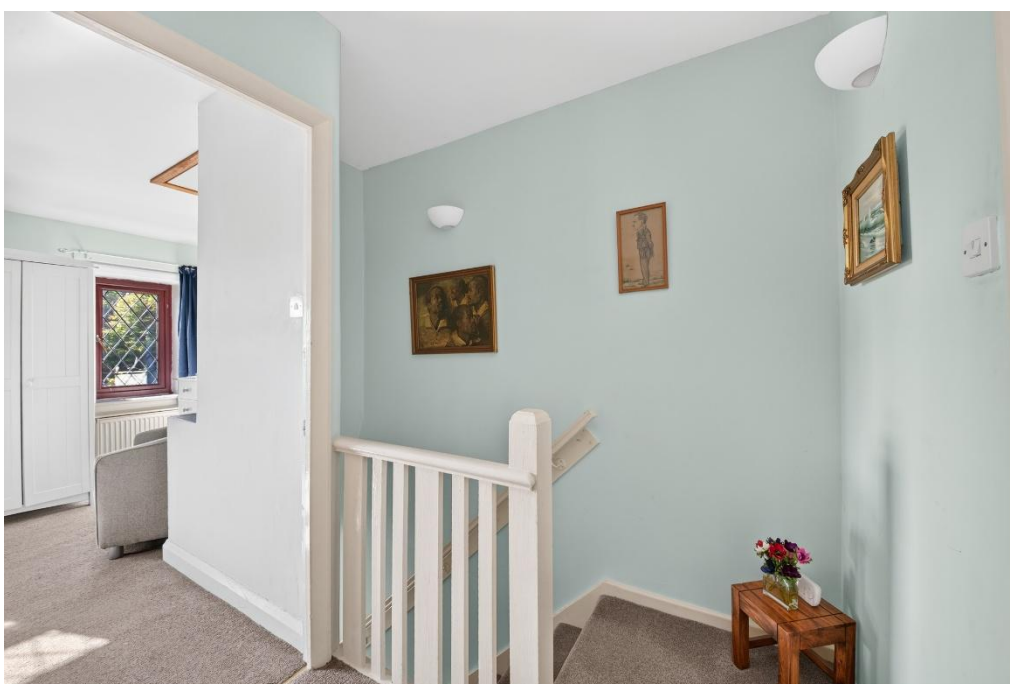
*Measurements – 11'1" X 9'11"*

The conservatory is accessed via a sliding patio door and features banks of windows at both side elevations to the rear elevation which take full advantage of the stunning, open-aspect views across rolling countryside towards Castle Hill in the distance. There is a vaulted ceiling with ceiling light point, a radiator, high quality, herringbone style LVT flooring, a radiator and French doors give access to the rear gardens.



## FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first-floor landing which has a wooden banister with spindle balustrade over the stairwell head. Multi-panelled doors then give access to two, well-proportioned bedrooms and the bathroom and there are two wall light points



## BEDROOM ONE

*Measurements – 14'5" X 10'6"*

Bedroom one is a generously proportioned, light and airy double bedroom which has ample space for free-standing furniture. The room benefits from two windows to the front elevation with leaded detailing which offer stunning, open-aspect views over rooftops across the valley. The principal bedroom has a ceiling light point, two radiators and a loft hatch with drop-down ladder which gives access to a useful, boarded attic space.



## BEDROOM TWO

*Measurements – 11'1" X 8'9"*

Bedroom two is situated to the rear of the property and can accommodate a double bed or three-quarter bed with space for free-standing furniture. There is a ceiling light point, radiator and a bank of double-glazed windows to the rear elevation which take full advantage of the beautiful open-aspect views across the valley and with far-reaching views towards Castle Hill.



## ATTIC

*Measurements – 14'5" X 11'10"*

The attic space is boarded and insulated and features two, double glazed skylight windows to the rear elevation, providing a wealth of natural light and giving panoramic, open-aspect views across the valley. There are two wall light points. There are useful, under-eaves areas for storage and ample plug points.



## SHOWER ROOM

The shower room features a modern, contemporary, three-piece suite which comprises a quadrant style, walk-in shower cubicle with thermostatic shower, a broad, pedestal wash handbasin with chrome, Monobloc mixer tap and a low-level WC with push-button flush. There is tile-effect, vinyl flooring, tiling to the walls and splash areas, a ceiling light point, chrome, ladder-style radiator and a double-glazed window with obscure glass to the rear elevation. Additionally, the bathroom has a useful cupboard for storage of toiletries and towels which also houses the wall-mounted, combination boiler.



## EXTERNAL FRONT

Externally to the front, the property benefits from a low-maintenance and enclosed front garden which has a cobbled pathway from Thong Lane leading into a raised, flagged patio which is a pleasant space for sitting out and is particularly private. There are well-stocked and mature flower and shrub beds with gravel and slate chippings and with part-fenced and part mature laurel hedged borders. There is a double, external plug point and external security light.

## EXTERNAL REAR

Externally to the rear, the property enjoys an impressive garden which takes full advantage of stunning, open-aspect views across the valley. The gardens feature an external tap, light and feature a block-paved patio area which offers a pleasant seating area. Indian stone-flagged steps then lead to the middle patio which could be utilized as a barbecue area and for outside entertainment. This then leads onto the bottom patio which is particularly large and is a great space for alfresco dining. There are part-fenced and part-hedged boundaries, breathtaking, open-aspect views across the valley towards Castle Hill, an external security light and a useful, undercroft store which is externally accessed under the conservatory.





### **ADDITIONAL INFORMATION**

It should be noted that the property is double-glazed throughout and benefits from full-fibre broadband.

EPC rating – TBC

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – A

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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### MAIN CONTACTS

T: 01484 689689

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [holmfirth@simonblyth.co.uk](mailto:holmfirth@simonblyth.co.uk)

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Wakefield  
01924 361631

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

Penistone  
01226 762400

Sheffield  
01143 216 590

Barnsley  
01226 731730

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01977 800259