



Deanhouse, Holmfirth HD9 3UG

welcome to

Deanhouse, Holmfirth

SET IN THE HEART OF NETHERTHONG IS THIS ATTRACTIVE TWO DOUBLE BEDROOM REAR TERRACE. THE PROPERTY HAS BEEN REFURBISHED BY ITS CURRENT OWN TO CREATE THIS TURNKEY PROPERTY. BOASTING A LOW MAINTENANCE GARDEN, WITH DECKED AREA, IDEAL FOR AL FRESCO DINING IN THE SUMMER MONTHS..

Summary

Well presented two double bedroom rear terrace property, tucked away in the heart of Netherthong Village. The property is close to amenities in the village and benefits from being within walking distance of the vibrant Holmfirth village, and beautiful countryside walks and a short drive to Meltham Golf course and major network links. Making it attractive to a professional couple or investor. Briefly comprising of kitchen, lounge, two double bedrooms and bathroom. Further enhanced by a low maintenance garden and informal parking arrangement. An internal inspection is highly recommended.

Accommodation

Kitchen

14' 10" x 8' (4.52m x 2.44m)

An attractive shaker style kitchen would with good range of wall and base units, incorporating a butchers block style work surface. complimented by integral oven, hob with extractor over and plumbing for washing machine. Further enhanced by brick style tiled walls and inset down lights to ceiling. Staircase leading to first floor with glass and timber banister.

Lounge

14' 8" x 11' 1" (4.47m x 3.38m)

Attractive lounge that has been freshly decorated and new carpet, offers plenty of natural light through the double glazed window over looking the garden. The real focal point being the feature inglenook style fireplace. Radiator.

First Floor

Bedroom One

12' 2" x 9' (3.71m x 2.74m)

This freshly decorated bedroom with newly fitted

carpet with natural light flooding in from the double glazed window. Door to useful under stairs storage. Radiator.

Bathroom

9' x 7' 10" (2.74m x 2.39m)

This spacious attractive four piece bathroom suite. Corner shower with rainfall shower head and additional handset. Bath with side taps. Vanity sink with low flush WC. Tiled walls and floor covering. Inset down lights to ceiling. Obscured double glazed window.

Second Floor

Carpeted staircase leading to attic bedroom two.

Bedroom Two

17' 9" x 12' 4" plus eves (5.41m x 3.76m plus eves) a generous double bedroom with exposed timber beams, and a bank of eves storage. Two velux windows offering plenty of natural light.

External

There are well presented low maintenance garden ideal for entertaining or relaxing with a raised decking area/patio. The vendor currently also has an informal parking arrangement.





view this property online williamhbrown.co.uk/Property/HMF108751



welcome to

Deanhouse, Holmfirth

- ***NO UPPER CHAIN***
- Attractive Rear Terrace Property
- Two Double Bedrooms
- Garden With Decked Area
- Set In The Heart Of Netherthong

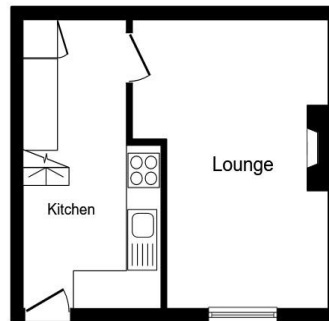
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£180,000

directions to this property:

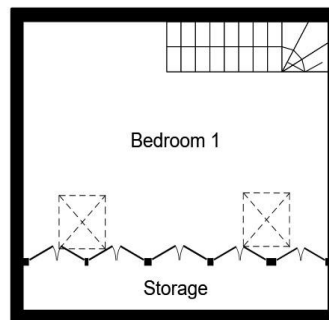
Leave Holmfirth via Huddersfield Road which becomes Woodhead Road, shortly after the zebra crossing in Thongsbridge, take a left turning into Calf Hill Road, then take the first left again into Dean Brook Road,. Then turn right onto Deanhouse Lane and turn right by the Cricketers public house where the property can be found to the rear of the Cricketers.



Ground Floor



First Floor



Second Floor

Total floor area 72.9 m² (785 sq.ft.) approx

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.propertybox.io



view this property online williamhbrown.co.uk/Property/HMF108751



Property Ref:
HMF108751 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk