



St. Marys Avenue, Netherthong Holmfirth HD9 3XN

welcome to

St. Marys Avenue, Netherthong Holmfirth

Modern executive style DETACHED residence affording generous FOUR BEDROOM HOME with attractive GARDENS, GARAGE AND DRIVEWAY and occupying a cul de sac position in the sought-after village of NETHERTHONG

Summary

An internal inspection is highly recommended to appreciate the stylish accommodation on offer fully. Set away from the main thoroughfare, this property is ideal for a growing family at approx 1200 square feet and occupies a sought-after cul-de-sac position within the popular village of Netherthong. The home briefly comprises an entrance hall and cloak/w.c a spacious living room, dining kitchen, utility room, four generous bedrooms with the principal bedroom boasting en-suite facilities, and a family bathroom. Externally, the property is further enhanced by its delightful gardens and a secure integral garage. The village location offers a perfect blend of community and convenience, with access to village amenities, including two family pubs, a cafe, Indian restaurants, a community space, and a very well-regarded primary school. This, along with ease of access to major commuting routes, makes it an ideal place to call home.

Accommodation

Entrance Hall:

Providing an impressive entry, the hallway has a laminate floor covering, functional understairs storage, a central heating radiator and a staircase ascending to the first floor. There is a door leading to the garage and the following rooms:

Cloaks/W.C

Modern white low-flush w/c and hand washbasin with tiled splashback, radiator, and continuation of the floor covering.

Living Room:

16' 3" max x 10' 9" (4.95m max x 3.28m)

The room is neutrally decorated, with a continuation

of the floor covering, a central heating radiator, and a double-glazed box bay style window to the front aspect.

Dining Kitchen:

26' 9" x 9' (8.15m x 2.74m)

This splendid room is ideal for getting family and friends together. The kitchen has a stylish range of wall and base units with complementary Quartz work surfaces incorporating a one-and-a-half bowl sink and drainer unit with mixer tap. Appliances include the Neff stainless steel gas hob with extractor hood, electric oven, integrated NEFF microwave, integrated dishwasher, and fridge freezer. Luxury Vinyl floor covering, double-glazed window to the rear, and French-style doors leading out into the garden.

Utility:

Featuring wall and base units with complementary Quartz worktops, a sink unit with a mixer tap, and plumbing for the washing machine, the room has a Luxury vinyl floor covering, a radiator, and a glazed door leading to the side of the property.

First Floor Bedroom One:

11' x 13' 6" (3.35m x 4.11m)

The principal bedroom is generously proportioned with a central heating radiator and double-glazed window to the front.

En Suite:

Modern white low flush w/c and vanity style hand washbasin, tiled shower cubicle, complementary fully tiled walls, Inset spot ceiling lighting, radiator



and double-glazed obscure window

Bedroom Two:

15' 9" x 9' 1" (4.80m x 2.77m)

A further sizeable double room with a central heating radiator and double-glazed window to the front aspect.



Bedroom Three:

13' 6" x 9' 5" (4.11m x 2.87m)

The third double room has a central heating radiator and is double-glazed to the rear aspect, with a pleasant far-reaching outlook.

Bedroom Four:

9' 7" x 9' 5" (2.92m x 2.87m)

The final bedroom, again of double proportions, could also act as a home office or playroom. It has a built-in wardrobe, loft access, and a central heating radiator, and it is double-glazed to the rear aspect with views towards Emley Moor.

House Bathroom:

Fitted with a contemporary white suite comprising a low-flush w/c, pedestal hand washbasin, and panelled bath. There is a separate shower cubicle with a rainfall unit and attachment. The room is further complemented by fully tiled walls and floor covering, a chrome-effect heated rail ladder, inset ceiling lighting, and a double-glazed obscure window.

External:

The property boasts a good-sized front garden with ample flower beds, charming dry stone walling and a double-width brick-paved driveway that provides ample off-road parking and leads to the integral garage. The garage is equipped with both power and lighting and conveniently houses the central heating boiler.

The rear gardens wrap around the side of the home and are predominantly laid to lawn. They feature a paved patio area, perfect for outdoor dining and entertaining. The gardens are enclosed by a mix of timber fences and traditional dry stone walls, offering both privacy and character.



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welcome to

St. Marys Avenue, Netherthong Holmfirth

- Executive Style Detached Residence
- Four Double Bedroom Accommodation
- Integral Garage
- Attractive Gardens To Front & Rear
- End of Cul De Sac Position

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£435,000

directions to this property:

Leave Holmfirth via Huddersfield Road, bear left into New Road, and continue into the village of Netherthong. Just after the shop, turn right into Outlane and proceed to the bottom of the hill.

Turn left on Miry Lane, then right onto St Mary's Road, take the second left onto St Mary's Crescent and right onto St Mary's Avenue. The property can be found on the right-hand side.



Ground Floor



First Floor

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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