



**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.





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## Deanhouse, Holmfirth

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

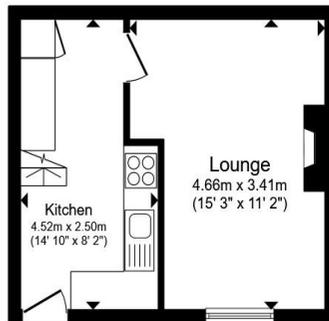
Tenure: Freehold EPC Rating: D

Council Tax Band: B

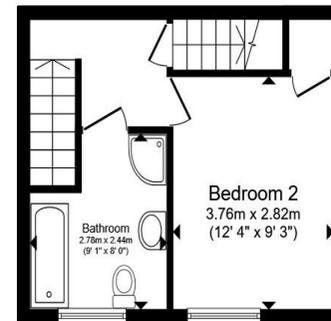
# £185,000

### directions to this property:

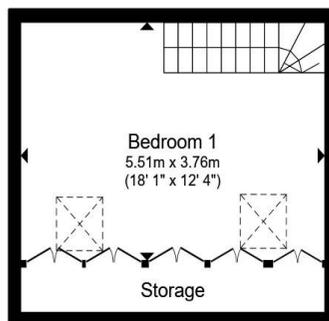
Leave Holmfirth via Huddersfield Road which becomes Woodhead Road, shortly after the zebra crossing in Thongsbridge, take a left turning into Calf Hill Road, then take the first left again into Dean Brook Road,. Then turn right onto Deanhouse Lane and turn right by the Cricketers public house where the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



Ground Floor



First Floor



Second Floor

Total floor area 72.9 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
HMF108751 - 0002

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