Snow Gate™

Estate agency done properly

8 Miry Lane

Netherthong, Holmfirth, HD9 3UQ

LARGER THAN EXPECTED A fantastic opportunity to purchase this extended three bedroom semi detached family home in this quiet sought after location just off the heart of picturesque Netherthong village. The property is a short walk from the excellent junior school, village pubs and shop and occupies a large plot of up to 45m approx with plenty of potential for a large outbuilding if required. Briefly comprises entrance lobby, lounge, open plan dining kitchen and family room, downstairs shower room, integral garage and rear porch. To the first floor are three bedrooms and family bathroom and large loft ideal for study etc... Off road parking and plenty of low maintenance paved garden.
NO CHAIN.

O.I.R.O £325,000

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3 2 3 E

- EXTENDED THREE BEDROOM FAMILY HOME
- THREE RECEPTION ROOMS AND TWO BATHROOMS
- NO CHAIN
- FLEXIBLE SPACIOUS LIVING ACCOMMODATION
- POTENTIAL FOR SUBSTANTIAL OUTBUILDING
- MODERN UPVC DOUBLE GLAZING AND ELECTRIC HEATING
- OFF ROAD PARKING AND INTEGRAL GARAGE

Entrance

Lounge

25'0" x 14'3" (7.62m x 4.34m)

Open Plan Dining Kitchen and Family Room

Dining and Family Room

28'4" x 11'7" (8.64m x 3.53m)

Kitchen

8'10" x 8'8" (2.69m x 2.64m)

Downstairs Shower Room

8'2" x 5'9" (2.49m x 1.75m)

Integral Garage

16'6" x 8'2" (5.03m x 2.49m)

Side Porch

First Floor Landing

Bedroom 1

12'10" x 8'9" (3.91m x 2.67m)

Bedroom 2

12'0" x 9'5" (3.66m x 2.87m)

Bedroom 3

8'10" x 8'1" (less bulkhead) (2.69m x 2.46m (less bulkhead))

Bathroom

7'2" x 6'9" (2.18m x 2.06m)

Loft

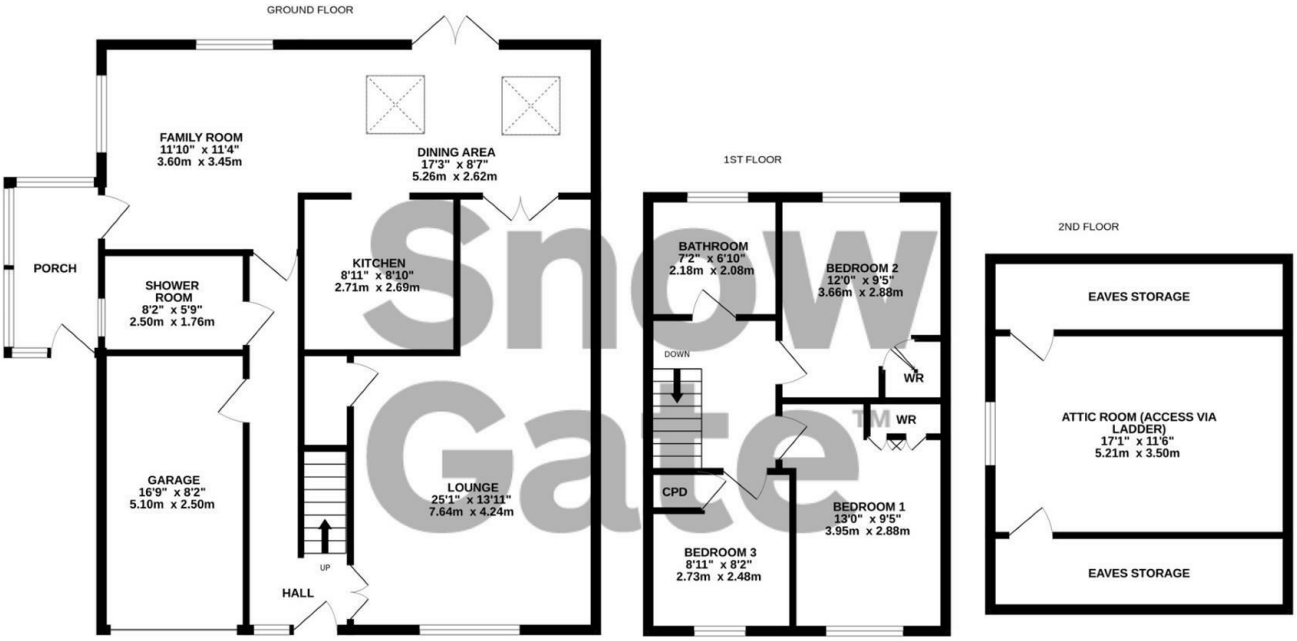
16'11" x 11'0" (5.16m x 3.35m)

Outside

Directions

From the centre of Holmfirth take the main road towards Huddersfield. Just after Lidl turn left on to New Road heading up to Netherthong. Bearing left at the top of the hill into Netherthong village follow the road out towards Meltham. Take the next right on to Holmdale Crescent which naturally leads into Denham Drive and on to Dean Avenue. At the junction turn left on to Miry Lane where the property can be found on the right hand side just after the turn for St Mary's Road.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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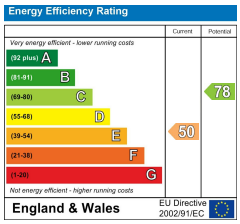

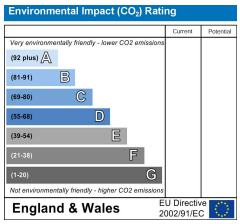

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