



West End, Netherthong Holmfirth HD9 3EJ

welcome to

West End, Netherthong Holmfirth

A RARE OPPORTUNITY TO BUY A UNIQUE HOME IN THE HEART OF NETHERTHONG VILLAGE THAT HAS ENORMOUS POTENTIAL TO PERSONALISE. SPACIOUS THREE DOUBLE BEDROOM ACCOMMODATION. REAR EXTERNAL COURTYARD, WITH STONE WORKSHOP, ADDITIONAL STONE UNDERCOVER STORAGE, PARKING AND GARDEN-IDEAL TO DEVELOP.

Summary

Charming spacious three bedroom mid terrace cottage, set in the heart of Netherthong village. The property is close to amenities in the village, including the well regarded Netherthong primary school and Holmfirth High School. The property benefits from being within walking distance of the vibrant Holmfirth town, beautiful countryside walks and a short drive to Meltham Golf course and major network links. This property is ideal for someone wanting to personalise a property, and provides spacious accommodation including lounge, dining kitchen, Cellar, with blocked access, and pantry. To first floor are three bedrooms, bathroom and carpeted staircase to attic room. Externally to the front of the property is delightful cottage garden to the front further benefiting from owning a section of stone coal store, ideal for storing garden furniture. to the rear is a stone work shop (potential for double garage) subject to relevant consents from Kirklees. Stone undercover storage, walled shrubbed area, greenhouse and parking for two cars.

Accommodation

Porch

Enter in through traditional door into porch. Leading into entrance hallway with tiled floor covering.

Lounge

16' x 14' (4.88m x 4.27m)
Spacious carpeted lounge. Double glazed window to front aspect, with original period panelling under windows. The real focal point being the modern fire surround with gas coal effect fire. Painted ceiling beams. Radiator.

Dining Kitchen

12' 11" x 12' 5" (3.94m x 3.78m)

Spacious dining kitchen with a good range of wall and base units, recessed storage, complimented by integral oven, space for fridge freezer and pantry. The real focal point of this room is the recessed fireplace with stone lintel and stove. Ceiling beams. Double glazed window to rear aspect. Opening onto rear porch.

Cellar

please note access has been blocked.

Porch

Giving access onto the rear courtyard. Plumbing for washing machine.

Landing

Carpeted staircase leading to first floor landing. Radiator.

Bedroom One

13' 8" x 9' 8" (4.17m x 2.95m)
Spacious carpeted double bedroom with built in furniture, including two double wardrobes, dressing table and a second wardrobe. Door into useful understairs storage. Double glazed window to front aspect with original period panelling under windows.

Bedroom Two

12' 8" x 9' 6" (3.86m x 2.90m)
Double Bedroom. Built in cupboard housing the Vaillant boiler. Double glazed window to rear aspect.

Bedroom Three

12' 1" x 7' 6" (3.68m x 2.29m)
Third double bedroom, with double glazed window to front aspect with original period panelling under windows. Radiator.





Shower Room

12' 7" x 7' 7" (3.84m x 2.31m)

Spacious shower room, with double shower cubicle, vanity unit incorporating wash hand basin and low flush WC, Chrome style ladder radiator.

External

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West End, Netherthong Holmfirth

- Deceptively spacious mid terrace stone cottage
- Character & charm
- Envious village location
- Private off road parking
- 3 double bedrooms plus

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

offers in the region of

£350,000

directions to this property:

Leave Holmfirth via Victoria Street and at the traffic lights turn right on to Huddersfield Road. Turn Left on to New Road and up the hill into the village of Netherthong where the property can be found on the right hand side.



Total floor area 106.7 m² (1,149 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



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Property Ref:
HMF108802 - 0005

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 william h brown



01484 687818



holmfirth@williamhbrown.co.uk



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



williamhbrown.co.uk