



4 Giles Street, Netherthong

This impressive stone built end terraced house occupies a pleasant position within the original older part of Netherthong. It has been renovated to a high standard and has a single storey extension to the rear. The accommodation comprises: entrance hall, lounge with open plan kitchen area, cellar, landing, 2 bedrooms and bathroom. The property is well presented throughout with quality modern fittings, gas fired underfloor heating throughout and wooden framed double glazed windows. It benefits from a pleasant garden area to the front and is offered for sale with no vendor chain.

Holmfirth

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Slaithwaite

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Accommodation

GROUND FLOOR



Entrance Hall

With wooden entrance door to the front, laminated wood flooring and staircase to the first floor with exposed stonework to outer wall.

Lounge

A good sized lounge with dining area featuring a window to the front enjoying the pleasant outlook, exposed beams to the ceiling, chimney breast with stone fireplace and hearth, laminated wood flooring and central heating radiator. The lounge is open plan to the kitchen.

16'3" x 14'10" (10'11" min)



Kitchen **10'11" x 5'4"**

Fitted with a good range of shaker style base units and wall cupboards with solid wooden worksurfaces, breakfast bar, integrated oven, microwave, dishwasher, fridge and 5 ring gas hob with extractor over, inset spotlights to the ceiling, window to the rear and stable door to the side.

Cellar

A door from the lounge leads to the cellar. There is a central heating boiler at the top of the stairs. Stone steps lead down to the cellar which has a tiled floor, plumbing for washing machine, electric light and power supply.

FIRST FLOOR



Landing

With exposed stonework to one wall, spindle balustrade around the stairs and inset spotlights to the ceiling.



Bedroom 1 **10'5" x 9'**

A double bedroom with window to the front enjoying the pleasant outlook, high angled ceiling with high level loft access to the space above the bathroom.



Bedroom 2 **8'10" x 7'7"**
A single bedroom with window to the front and recessed cupboard over the staircase bulkhead.



Bathroom **8'9" x 5'4"**
With modern three piece suite in white comprising low flush wc, wall hung semi-pedestal washbasin, and whirlpool bath with shower over and tiled side, fully tiled walls, obscure glazed window to the rear and inset spotlights to the ceiling.

OUTSIDE



To the front of the house there are stone steps leading up to the front entrance door. A path at the side leads to the rear garden which is lawned with a paved seating area. Note that there is access to the rear garden of a neighbouring property at the rear via the path.

Parking

Unallocated on street parking is available on Giles Street.

Additional information

The property is Freehold. Energy rating 54 (Band E). Council tax band B. Our online checks show that Superfast Fibre (Fibre to the Cabinet FTTC) is available and could be installed, mobile coverage at the property is offered by several providers.

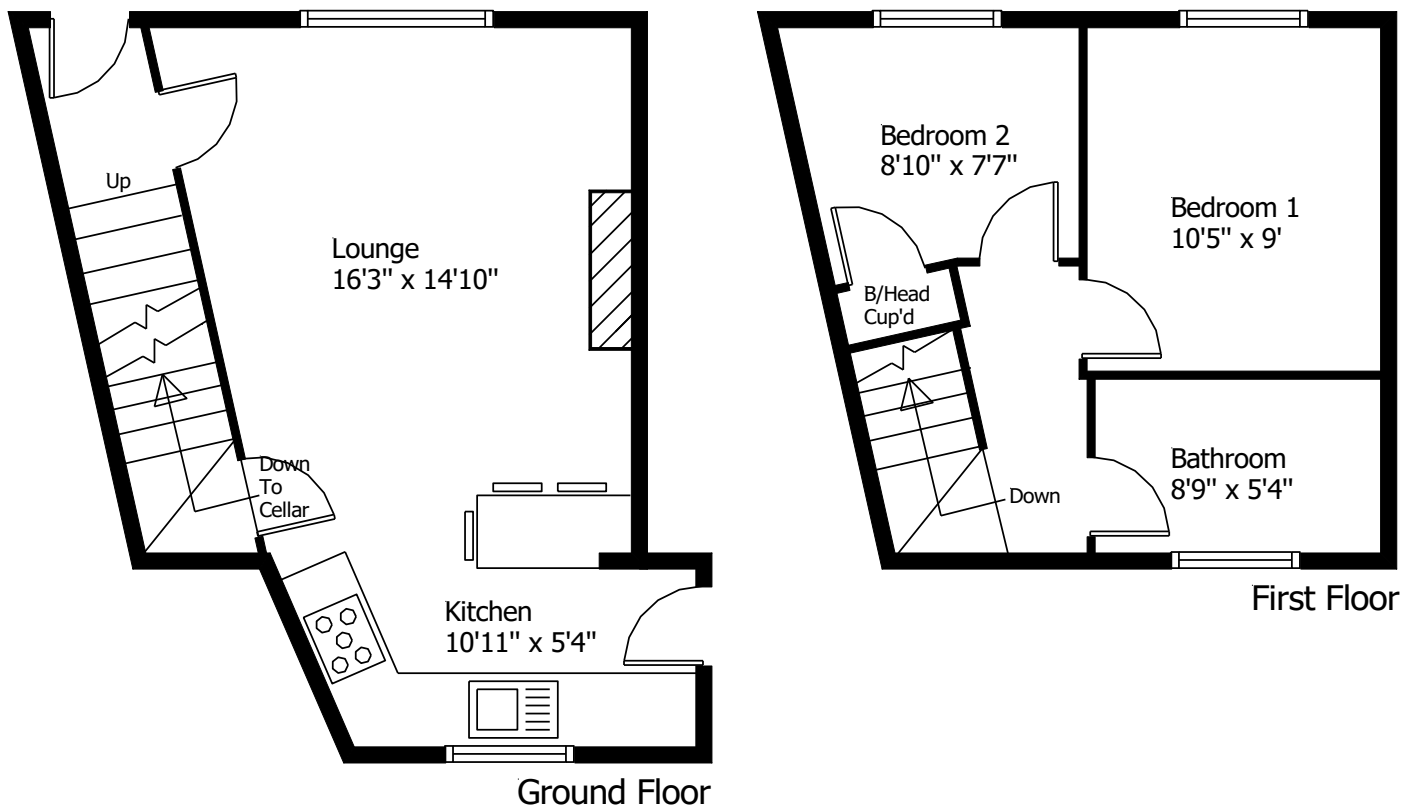
Viewing

By appointment with Wm Sykes & Son.

Location

Take the A6024 Huddersfield Road out of Holmfirth as far as Bridge Mills then turn left up New Road (B6107) and into Netherthong. Turn left at the top of this road and then right just after the village shop onto Outlane. At the bottom of Outlane, turn right and the property will be found on the right hand side.

4 Giles Street, Netherthong



This floor plan is for illustrative purposes only and may not be to scale.
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