



30 St Mary's Rise, Netherthong

This impressive detached property occupies a pleasant elevated position enjoying far reaching views to the front. It has been sympathetically renovated by the present owners and is finished to an excellent modern specification. The accommodation comprises: entrance porch, dining kitchen, open plan lounge and dining room, 2 ground floor bedrooms, utility / wc, landing 2 first floor bedrooms and bathroom. It has a gas central heating system and predominately uPVC double glazed windows with quality modern fittings throughout. Externally, there is a double garage at street level with terraced gardens and steps up to a raised seating area in front of the house. There is a further terraced garden to the rear which adjoins fields at the rear and enjoys stunning rooftop views.

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Accommodation:

GROUND FLOOR



Entrance Porch

With window to the front and wood stable entrance door to the side. A further door leads into the kitchen.



Kitchen



Kitchen 19'8" x 10'10" (7'8" min)

The kitchen is of a good size and features a good range of modern fitted base units and wall cupboards with laminated worksurfaces, tiled splashbacks, 1 1/2 bowl ceramic sink with mixer tap, integrated dishwasher, fridge freezer, oven, microwave and gas hob with extractor over. There is a door and window to the side, feature wooden slat walling laminated wood flooring, door to the lounge area and central heating radiator.



Lobby

With laminated wood flooring and door into the remaining ground floor rooms.



Lounge

14' x 9'10"

The lounge area is open plan to the dining room area and features a bank of windows to the front enjoying the far reaching views and central heating radiator.



Dining Area

Featuring a window to the side, staircase to the first floor with wooden treads, laminated wood flooring, chimney breast with feature wooden surround and central heating radiator.



13'10" x 11'



Bedroom 1 **13'6" x 10'11"**

A good sized double bedroom with window to the rear, fitted wardrobes and central heating radiator.



Bedroom 2 **10'10" x 8'11"**

Another double bedroom with window to the rear and central heating radiator.



Utility / Cloakroom **7'10" x 6'4"**

With fitted units, laminated worksurface with sink unit, plumbing for washing machine, wc and window to the side.

FIRST FLOOR



Landing

With bank of built in cupboards, part angled ceiling and loft access hatch.



Bedroom 3 **16'3" x 9'11"**

A large double bedroom with windows to the front enjoying the views, built in wardrobes, access to the eaves storage and central heating radiator.



Bedroom 4 **13'2" x 10'3"**
Another double bedroom with windows overlooking the rear garden and central heating radiator.



Bathroom **6'9" x 6'5"**
With modern three piece suite in white comprising low flush wc and washbasin with combined vanity unit, bath with shower over, obscure glazed window to the side, laminated flooring, fully tiled walls and heated towel rail.



Bathroom

OUTSIDE

There is a double garage with up and over door at street level and a terraced garden with 2 sloping lawns and steps leading up to the front of the house. Here you will find a terraced seating area from which to enjoy the views with paths and a further seating area at the side.





Rear Garden

The rear garden is again terraced with a planted border and steps leading up to the top the level which adjoins fields and enjoys far reaching views over the rooftops.

Additional Information

The property is Freehold. Energy rating 63 (Band D). Council tax band E. Our online checks show that Superfast Fibre Broadband (Fibre to the Cabinet FTTC) is available and could be installed. Mobile phone coverage is limited but supplied by a range of suppliers.

Viewing

By appointment with Wm Sykes & Son.

Location

Leave Huddersfield Road out of Holmfirth and after approximately half a mile turn up New Road into the village centre of Netherthong turn right just passed the church onto Outlane and continue onto Miry Lane. Turn right onto St Marys Road and left up St Marys Rise where the property will be found at the top of the cul-de-sac.

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