



12 Outlane, Netherthong

An appealing character cottage with a wealth of exposed stonework, timbers and a stone flagged floor, located in the highly regarded village of Netherthong, with its local amenities, primary school, church and established local community. The cottage is elevated from the road with a cottage garden to the front, generous living space with a living/dining room of almost fifteen feet square, log burning stove and kitchen to the rear. There are generous sized cellars which have potential to be utilised further and two good sized bedrooms alongside the bathroom. The accommodation briefly comprises: entrance vestibule, living/dining room, kitchen, lower ground floor cellar rooms, first floor landing, two bedrooms and bathroom. The cottage has double glazing and central heating and is offered for sale with no upper chain.

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Accommodation

GROUND FLOOR



Entrance Vestibule 3' 9" x 3' 3"

Access is gained to this charming cottage via a double-glazed external access door with double-glazed unit above. The flooring is tiled and access is gained into the property's accommodation.



Living/Dining Room

Living/Dining Room 14' 8" x 14' 6" max

This particularly impressive room has a stone flagged floor which runs through to the kitchen. There is a log burning stove sat within a stone surround with exposed stone back cloth and to the chimney breast. The room has exposed beams to the ceiling, central heating radiator and a part glazed door gives access through to the staircase which rises to the first-floor landing.



Kitchen 10' 10" x 5' 10"

The kitchen has units to the high and low level with a sink unit and mixer tap over, there is an integral electric oven with gas hob with filtration hood over. The kitchen has a double-glazed window allowing views to the rear and a door gives access to a small cellar head area which is home to the property's gas fired central heating boiler and stairs descend to the lower ground floor.

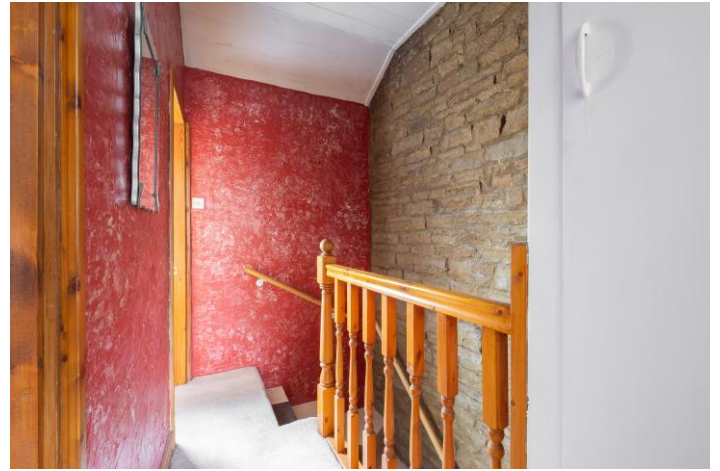
LOWER GROUND FLOOR



Cellar

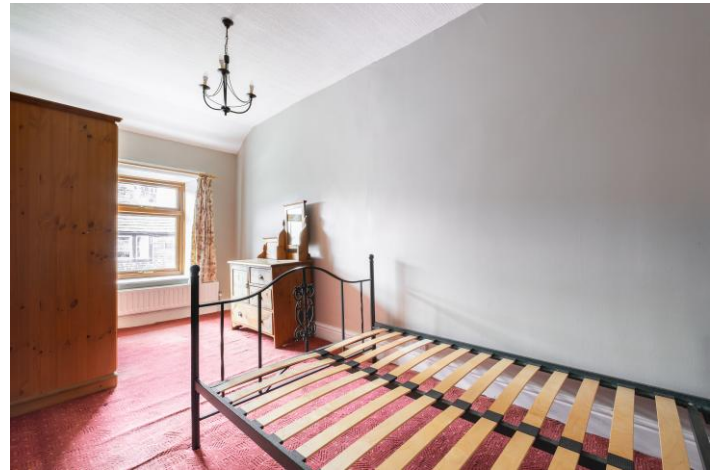
The cellar area is split into two rooms. There is inset shelving and in one room there is a double-glazed window to the side and plumbing for an automatic washing machine. It should be noted that the cellar area does offer scope for improvement and potential to expand upon the property's overall accommodation. This of course is subject to the necessary work and consents.

FIRST FLOOR



Landing

As you go up the stairs, there is exposed stonework to the right-hand wall. The landing is home to the property's loft access point and there is a small storage cupboard.



Bedroom 1

15' 9" x 8' 5" max

This double bedroom has a double-glazed window and central heating radiator. It should be noted that there are particularly appealing views from this window over neighbouring properties and fields beyond.



Bedroom 2

11' 8" x 6' 9"

Again, located to the front of the property the room has a central heating radiator and a double-glazed window.



Bathroom

8' 5" x 4' 10"

Comprising of a three-piece suite in white including low-level flush WC, pedestal hand wash basin and bath with shower attachment and electric shower over. The room has a central heating radiator and an obscure double-glazed window.



OUTSIDE

To the front of the property, there is a cottage style garden which offers the option for outside seating and entertaining space. There is also an outside store (former WC) beneath the garden.



Views

Note

The land at the side and rear of the cottage is not owned by it and we understand that it is classed as common land.

Conservation Area

The property sits within the village Conservation Area.

Additional Information

The property is Freehold; Energy rating 59 (Band D); Council tax band B.

Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors with a range of suppliers.

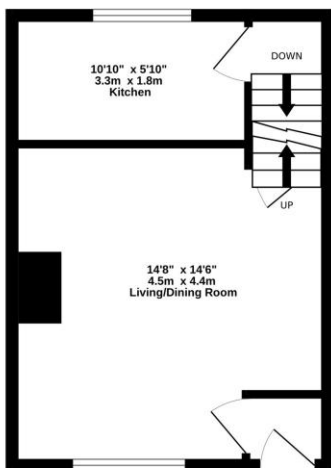
Viewing

By appointment with Wm. Sykes & Son.

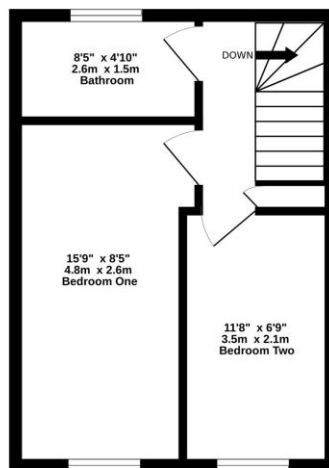
Directions

The property is located in the village centre. With the Londis store on your right and church on your left Outlane is on the right. No. 12 is on the right as you go down. Parking is advised near the Londis store or at the bottom of Outlane.

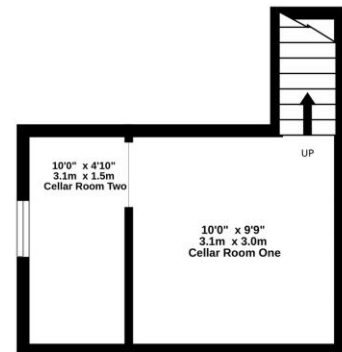
GROUND FLOOR
291 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



BASEMENT
162 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.

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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Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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