



48 Dean Brook Road, Netherthong

A well-appointed three-bedroom end town-house in the popular village of Netherthong. The property has two double bedrooms and a good sized third bedroom and the accommodation briefly comprises: entrance hallway, WC, dining kitchen, lounge, three bedrooms and bathroom. Located in the highly regarded village of Netherthong with village amenities and all within a short distance into Holmfirth centre with its many amenities, eateries and bars. The property is keenly priced for a three bedroom property and benefits from block set parking to the front.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
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Slaithwaite

Britannia Mill, Britannia Road,
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01484 847 700
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Accommodation

GROUND FLOOR



Entrance Hallway

A welcoming entrance to the property with stairs rising to the first floor, the stairs are open underneath offering storage options, there is a radiator and doors lead off.



Lounge 12' 4" x 10' 1" max

The room has an Adams style fire surround, mullion windows and a radiator.



Dining Kitchen 12' 4" x 9' 6"

With units to the high and low level, the kitchen is home to the gas fired central heating boiler, there are tiled splashbacks, a built-in oven and hob, plumbing for an automatic washing machine, radiator and mullion windows to the front.



WC **6' 5" x 5' 11"**

The ground floor WC has a low-level flush WC, basin, under stairs storage, radiator and an obscure glazed window.

FIRST FLOOR



Landing

With doors leading off and a radiator.



Bedroom 1



Bedroom 1 **12' 4" x 9' 7"**

Located to the front of the property with mullion windows and a radiator.



Bedroom 2
12' 4" x 10' including door recess

Located to the front of the property with mullion windows and a radiator.



Bedroom 3 **8' 9" x 6' 9" max including bulk head**

The smaller of the bedrooms with mullion windows and a radiator.



Bathroom **6' 9" x 6'**

Comprising of a three-piece suite in white including bath, hand wash basin and low-level flush WC. The windows are obscure glazed there is a radiator and tiled splashback areas.



Outside

To the front of the property there is a block paved area suitable for parking two cars and to the side there is suitable storage for the wheelie bins. A path leads to the front door.

Additional Information

The property is Freehold and in a conservation area, Energy rating 68 (Band D), Council tax band B.

Our online checks show that FTTC (Fibre to the Cabinet) is available in the area and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

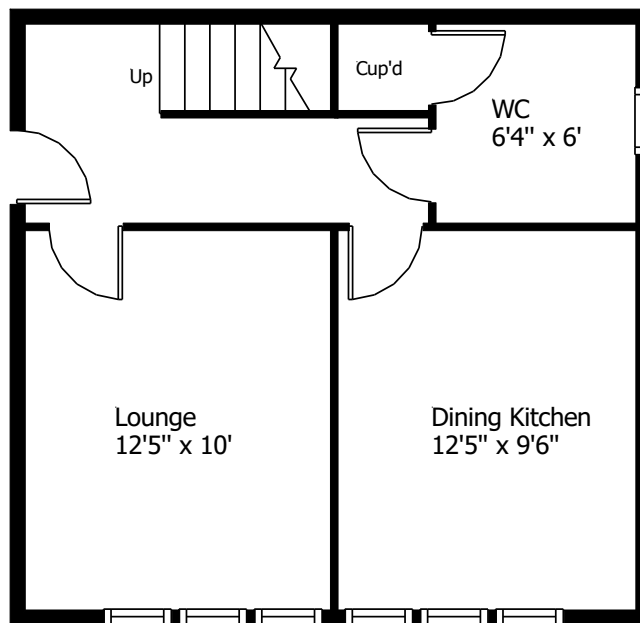
Viewing

By appointment with Wm Sykes & Son.

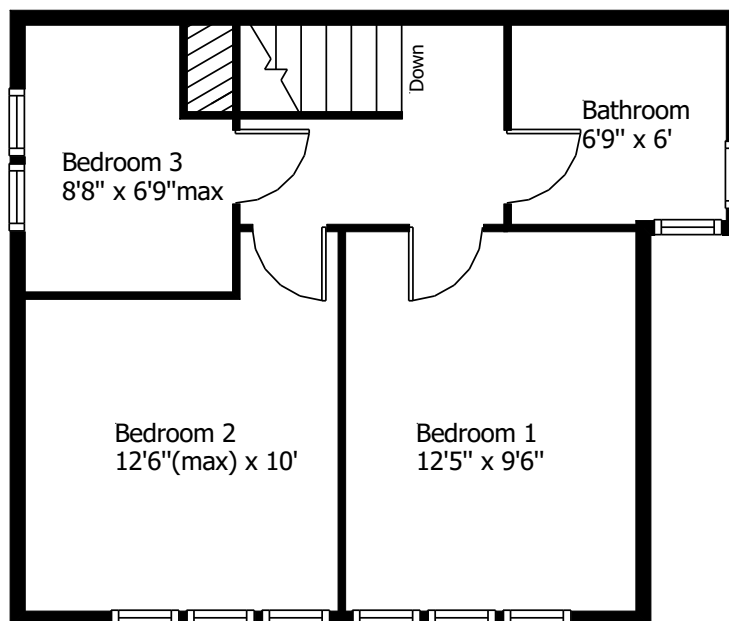
Directions

From Holmfirth centre proceed along the Huddersfield Road. After approximately half a mile turn left up New Road and proceed up the hill into Netherthong village centre. At the top turn right onto Church Street and then left down Giles Street. Proceed down Giles Street and Dean Brook Road is on the right. No. 48 is on the right.

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Ground Floor



First Floor

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