



## 10 Wesley Avenue, Netherthong

Located in the highly regarded village of Netherthong is this two-bedroom semi-detached true bungalow. With both bedrooms being doubles and with a good-sized lounge, it is the studio space and gardens that are sure to appeal. Only internal inspection can demonstrate the scope and charm attached to this home. The garage has been altered by the current owners to offer a flexible space that can potentially offer a variety of uses, and the rear garden has generous decked areas, established planting, fruit trees and planters ideal for those wishing to grow their own fruit and vegetables, or simply to create additional family space in the garden. The accommodation briefly comprises: entrance hallway, kitchen, lounge, bathroom, two bedrooms, and patio doors give access to the garden. Early viewing is a must.

### Holmfirth

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## Accommodation



### Entrance Hallway

Entrance is gained via a double-glazed external access door. There is a central heating radiator and loft access point.



### Kitchen

11' 3" x 9' 6" max

Comprising of units to the high and low level, one and a half bowl stainless steel sink unit with mixer tap over, plumbing for an automatic washing machine, integral electric oven and gas hob with filtration hood over. The kitchen is home to the property's gas fired central heating boiler. The room has double-glazed windows to twin aspects giving views over the property's front garden and to the drive at the side.



### Lounge

16' 11" x 11' 4" max

This good-sized lounge has a living flame effect gas fire set up on a raised hearth in a period style and decorated surround. The room has a central heating radiator and benefits from a double-glazed bow window giving a front garden aspect.



**Bedroom 1** 12' 8" x 10' 11" max

This double bedroom is located to the rear of the property with a central heating radiator and double-glazed window, which takes full advantage of the views over the property's rear garden and beyond.



**Bedroom 2** 9' 11" x 9' 11"

Whilst the smaller of the bedrooms, the room is still a double, has a central heating radiator and double-glazed patio doors, giving views of the property's rear garden and beyond.



**Bathroom** 6' x 5' 1"

Comprising of a three-piece suite in flamingo pink including a low-level flush WC, pedestal hand wash basin and bath with shower attachment over. The room is tiled to ceiling height around the bath area and half height in other areas. There is a towel rail style radiator and an obscure double-glazed window.



**Studio** **19' 5" x 10' 6" max**  
 The current owners have made significant changes to the property's single detached garage, and it now offers an incredible space for the potential of family use, hobby space and much more. As the photographs will demonstrate you can see how the room is currently used. Within the room at the moment there is a ceramic sink unit with mixer tap over and storage units below. There are sealed unit double-glazed windows to the side and the rear enjoying a garden outlook, and external access doors to the side and the front. Also in the corner is a concealed flush WC and a hand wash basin behind a timber folding door. The toilet has exposed beams to the ceiling and a double-glazed window.

**OUTSIDE**



**Front Garden**

The front garden is particularly appealing and has a high degree of established planting and features. To the side there is a sloping concrete driveway, a small greenhouse and other established planting in pots and planters.



**Rear Garden**



**Rear Garden**

Access by the property's patio doors, there is a raised deck area and then four steps descend to a larger decked area suitable for outside entertaining and the extension of family life. There is a storage shed, under house storage and established planting in the beds at various points and window boxes. Further steps to the side lead to the lower garden where there are a number of established fruit trees, planters used for the planting of vegetables and flowers, and further beds with established planting.

## Additional Information

The property is Freehold; Energy rating 68 (Band D); Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home.

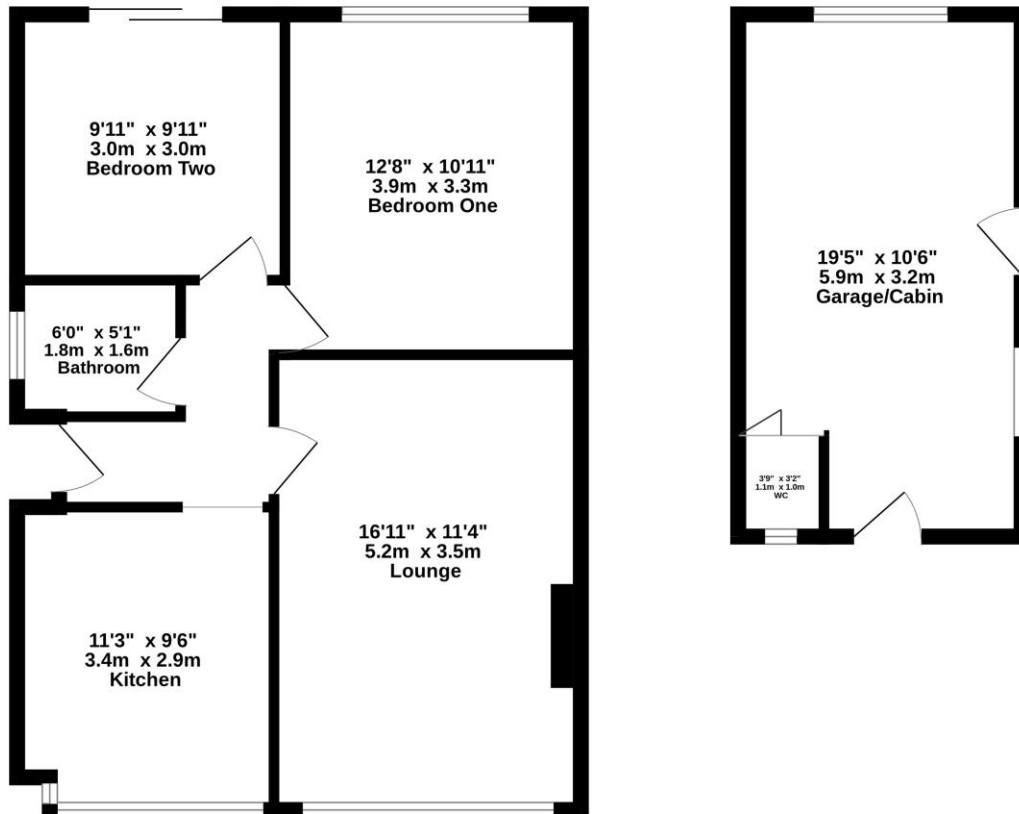
## Viewing

By appointment with Wm. Sykes & Son.

## Directions

From Netherthong village centre proceed down Giles Street and where Dean Brook Road is on the right turn left up Dean Avenue and first right onto Wesley Avenue. No. 10 is on the right.

### GROUND FLOOR 810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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