



## 71 Dean Brook Road, Netherthong

A well-presented two/three-bedroom mid-townhouse in the much-admired village of Netherthong with its village community, amenities and just over a mile out of Holmfirth centre. The property has accommodation on three floors, with the garage having been converted to offer additional family space or a third bedroom. The pleasant rear garden has established planting, patio and decked areas which sets the scene for this appealing family home. The accommodation briefly comprises: entrance hall, family room/home office/bedroom three, first floor dining kitchen & lounge, second floor two bedrooms and bathroom. The property has double glazing, gas fired central heating and a block set driveway for off road parking to the front with trees across the road. Internal inspection is recommended to fully appreciate this home.

### Holmfirth

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## Accommodation

### GROUND FLOOR



#### Entrance Hallway

Access is gained via a double-glazed door with a side obscure glazed panel and here the staircase rises to the first-floor landing. At this point, there is a central heating radiator, and a part glazed door gives access through to the family room.



#### Family Room/Living Room/Bedroom 3 15' 2" x 10' 10" max

With double-glazed French doors to the front and side windows to the left and right, this room is a superb addition to this family home. It can offer a variety of uses including living room, playroom, TV room, home office or an additional bedroom.



#### Utility

14' 6" x 6' 2"

Located to the rear of the previous room this good size room has units to the high and low level with plumbing for an automatic washing machine, stainless steel sink unit and central heating radiator.

### FIRST FLOOR

Here there is a small inner lobby area with an access door straight into the dining kitchen and central heating radiator.



#### Dining Kitchen



**Dining Kitchen** 14' 6" x 11' 1" max

Comprising of units to the high and low level with a one and a half bowl sink unit, integral dishwasher, electric oven with gas hob and extractor hood over. There are appropriate tile splashbacks, double-glazed window allowing a pleasant outlook onto the rear garden and there are glazed French doors offering a high degree of natural light and access to the rear garden. The room has a central heating radiator and the flooring is tiled.



**Lounge** 13' 4" x 11' 2"

The lounge has a living flame effect gas fire set upon a raised hearth and with a timber mantle. The lounge has a central heating radiator and windows to the front allow views across Dean Brook Road and the trees beyond.

## SECOND FLOOR

### Landing

The second-floor landing is home to the property's loft access point and doors lead off.



**Lounge**



**Bedroom 1**





**Bedroom 1** 13' 4" x 11' 2" max

This good-sized double bedroom has two sets of double-glazed windows allowing views to the front over the property's drive, Dean Brook Road and the trees beyond. The bedroom has two central heating radiators, space for wardrobes and a useful over stairs bulkhead storage cupboard.



**House Bathroom** 6' 1" x 5' 10"

The bathroom comprises of a three-piece suite in white including a low-level WC, pedestal hand wash basin and panel bath with shower over. The bathroom has an extractor fan, inset spotlights to the ceiling and a central heating radiator. The flooring is tiled and the walls are tiled to ceiling height.



**Bedroom 2** 11' 1" x 8' 8"

Located to the rear of the property, this double bedroom has a central heating radiator and double-glazed windows, which allow views over the property's rear garden and beyond.

## OUTSIDE



### Front

The property has a block set drive for the parking of two cars (one small) and access is given to the front door and the French doors into the family room.



### Rear Garden

The garden is accessed directly from the French doors from the dining kitchen straight onto a paved patio area. A step up takes you to the lawned area with inset circular paving through to a further rear garden and some additional decking around the established tree, and at half level there is a larger area suitable for outside seating family space and entertaining as demonstrated by the photographs. There is established planting, external lighting and an outside tap.

## Additional Information

The property is Freehold; Energy rating 58 (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 with a range of suppliers.

## Note

The property sits within a conservation area.

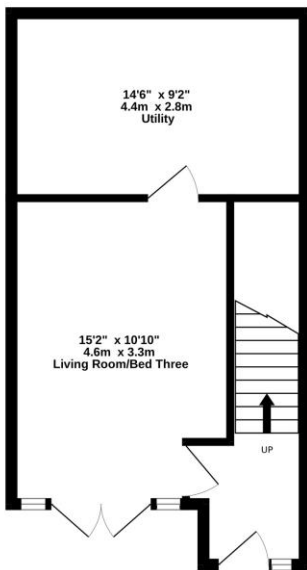
## Viewing

By appointment with Wm. Sykes & Son.

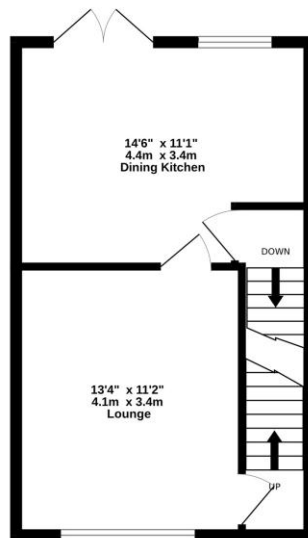
## Directions

From Netherthong village centre by the church and shop proceed down Out Lane and onto Giles Street turning right down Dean Brook Road. No. 71 can be found on the left.

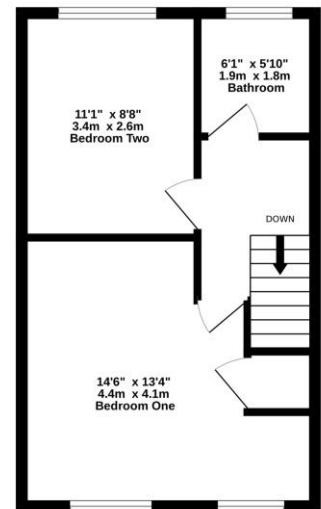
GROUND FLOOR  
369 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 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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