



## 25 Netherlea Drive, Netherthong

An appealing good sized two-bedroom semi-detached bungalow in a cul de sac location and in the much-admired village of Netherthong with its village community and local amenities, and a short distance from Holmfirth's ever popular centre. The property offers an entrance lobby, dining kitchen, lounge, two bedrooms and bathroom, with gas fired central heating and double glazing. The dining kitchen may offer scope for alteration to increase this room, and both the lounge and main bedroom are of generous proportions. Having gardens to the front and rear, drive and detached garage the property is offered for sale with no upper chain and keenly priced for a quick sale. Bungalows of this type and size are rare to the market in such a popular village and early viewing is highly recommended to fully appreciate all that is on offer.

### Holmfirth

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

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
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## Accommodation



**Entrance Lobby** 5' 5" X 4' 11"

Access is gained via a double-glazed door with a side glazed panel into the entrance lobby. Here there are doors leading off into the lounge and the dining kitchen and there is a central heating radiator.



**Dining Kitchen**



**Dining Kitchen** 12' 9" x 12' 4" max

This L-shaped room offers both dining space and a good size kitchen where there are units to the high and low level. There is a stainless-steel sink unit, plumbing for an automatic washing machine, a freestanding electric cooker and appropriate tiled splashback. The dining kitchen is home to the property's gas fired central heating boiler. There are double-glazed windows to the front and the side aspect and there is also an additional side access door which is double-glazed. It should be noted that potential buyers may consider removing the walls and extending the dining kitchen, utilising the space which is currently the lobby (subject to the necessary consent & works).

### Inner Hallway

Here there is a central heating radiator and a loft access point and doors lead off.



**Lounge**



**Lounge**  
**15' 8" x 13' 2" max including door recess**

The lounge has a double-glazed window giving a front aspect over the garden and over neighbouring properties and beyond. There is a central heating radiator and a door into the front entrance lobby.



**Bedroom 1**  
**13' 2" x 10' 5"**

This double bedroom is located to the rear of the property, has a central heating radiator and double-glazed window offering views over the property's rear garden.



**Bedroom 2**  
**10' 5" x 6' 11"**

The second bedroom benefits from glazed French doors with side glazed panels which gives access and views to the property's rear garden. The room has a central heating radiator.



**Bathroom**  
**6' 4" x 6' 2"**

Comprising of a three-piece suite including a low-level flush WC, pedestal hand wash basin and large open shower cubicle area. The bathroom is panelled to ceiling height, has a towel rail central heating radiator, built-in storage cupboard which houses the property's hot water tank and offers additional storage, and there is an obscure double-glazed window.



## OUTSIDE

The front garden has a high degree of established planting and separates the property from the cul-de-sac in front. To the side, there is a resin style single width driveway which runs along the side of the property and gives access through to the single detached garage. There is a paved path that runs through to the front and side door. The rear garden is mostly laid to lawn with inset beds, a high degree of established planting and there is a useful garden shed to the rear of the garage.

## Garage

The garage has a single up and over door and a pitched roof.

### Additional Information

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

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

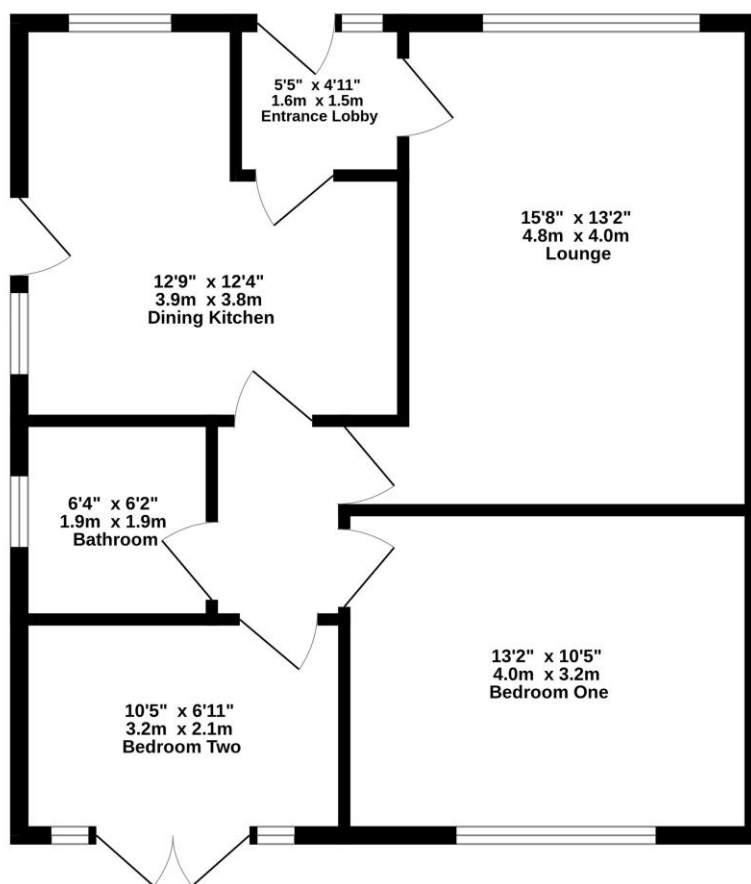
### Viewing

By appointment with Wm. Sykes & Son.

### Directions

Leaving Holmfirth on the Huddersfield Road heading towards the Honley direction and taking the left had turning up New Road towards Netherthong village. Nearing the top of New Road turn left onto Netherlea Drive following the road around to the left and no. 25 is on the left of the cul de sac.

GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 616 sq.ft. (57.2 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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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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