



Out Lane, Netherthong Holmfirth HD9 3EQ

welcome to

Out Lane, Netherthong Holmfirth

DELIGHTFUL COTTAGE CENTRALLY LOCATED IN THE SOUGHT AFTER VILLAGE OF NETHERTHONG AFFORDING TWO BEDROOM ACCOMMODATION IN MOVE IN CONDITION WITH OFF STREET PARKING/PAVED SEATING WHERE REQUIRED.

Summary

Nestled within the highly sought-after village of Netherthong, just a short distance from Holmfirth, this beautifully presented two bedroom terraced cottage offers the perfect blend of character, comfort and convenience. Ready to move straight into, the property has been well maintained throughout and provides an ideal opportunity for first-time buyers, downsizers or those seeking a charming Yorkshire village home.

The accommodation briefly comprises a welcoming open plan living kitchen, two well-proportioned bedrooms and a modern shower room. Tastefully decorated in neutral tones, the property enjoys a light and airy feel, allowing prospective purchasers to simply unpack and enjoy their new home.

Externally, the property benefits from a versatile parking area to the front which not only provides valuable off-road parking but also doubles as an attractive seating and entertaining space, perfect for enjoying the warmer months with friends and family.

Ideally positioned within walking distance of Netherthong's local amenities, village pubs, highly regarded schools and scenic countryside walks, whilst remaining conveniently placed for Holmfirth's vibrant centre and commuter links.

Accommodation

Open Plan Living Kitchen

21' 3" x 11' 1" (6.48m x 3.38m)

A fabulous open plan space with plenty of room for freestanding furniture. The kitchen boasts a stylish range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include a gas hob with extractor hood and electric oven whilst there are

complementary tiled surrounds, a timber floor covering, inset ceiling lighting and a peninsula ideal for casual dining. The room also has two central heating radiator and natural light floods through via the double glazing to front and rear aspects.

First Floor Bedroom One

11' 1" x 9' 8" (3.38m x 2.95m)

A double room with carpet covering, with inset ceiling lighting, radiator and double glazed window to front aspect.

Bedroom Two

7' 10" x 6' 6" (2.39m x 1.98m)

The second bedroom or study room where required has a carpeted covering, inset ceiling lighting and is double glazed to rear aspect.

Shower Room

Fitted with a white suite comprising of low flush w/c, vanity style hand washbasin and quadrant shower cubicle with tiled surrounds and floor covering. There is a chrome effect heated rail ladder, inset ceiling lighting and an extractor.

Externally

The property benefits from a gated parking area that could also be utilised as a seating area for relaxing.





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Out Lane, Netherthong Holmfirth

- Terraced Cottage
- Two Bedroom Accommodation
- Desirable Village Location
- Off Street Parking/Patio Seating Area
- Move In Condition

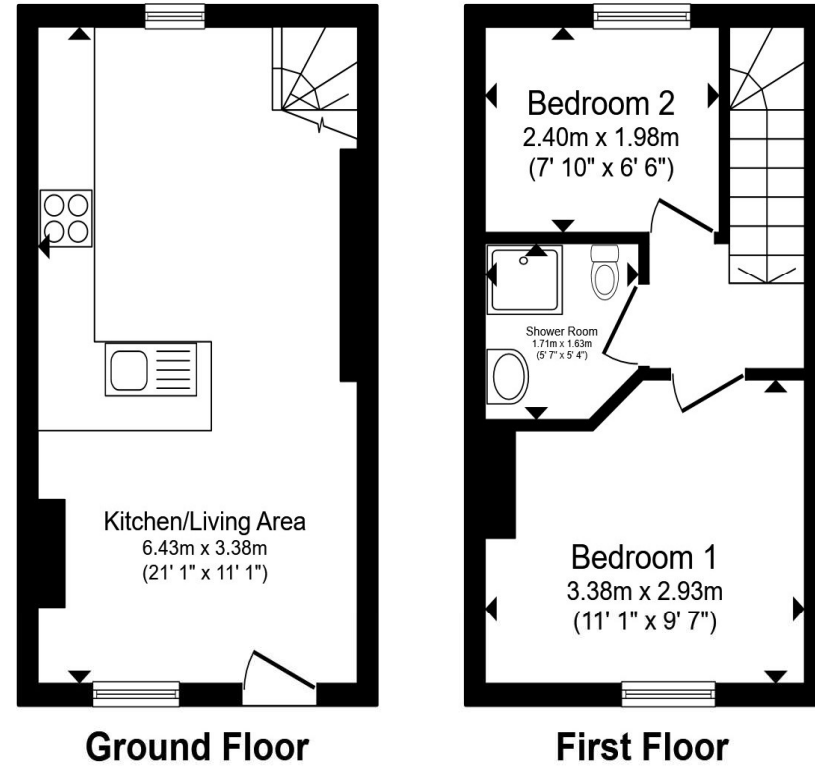
Tenure: Freehold EPC Rating: C

Council Tax Band: A

£175,000

directions to this property:

Leave Holmfirth via Victoria Street and turn right on to Huddersfield road and then left on to New Road. Follow New Road to the top in to the village of Netherthong, turn left through the village and then first right on to Out Lane where the property is situated on the right hand side.



Total floor area 42.8 m² (461 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk