



16 Dean Avenue

Netherthong, Holmfirth, HD9 3UJ

A three bedroom semi detached home in this sought after rural village just a short walk from the village shop and pub and a few minutes drive from Holmfirth centre and all the local amenities. Originally a two bedroom bungalow the loft has been converted to create two bedrooms and separate WC. In excellent condition throughout the property briefly comprises entrance hallway, breakfast kitchen, lounge, ground floor bedroom and bathroom. Inner hallway/study area with stairs to the loft which has two further bedrooms and a separate WC. Front and rear gardens, off road parking for several cars and a garage.

NO VENDOR CHAIN.

O.I.R.O £275,000

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- THREE BEDROOM SEMI DETACHED HOME
- LARGE GROUND FLOOR BEDROOM AND MODERN BATHROOM
- FLEXIBLE ACCOMMODATION WITH GROUND FLOOR MASTER BEDROOM
- OFF ROAD PARKING, GARAGE, FRONT AND REAR GARDENS
- BREAKFAST KITCHEN AND SEPARATE LOUNGE
- NO VENDOR CHAIN

Entrance

Lounge

17'1" x 11'1" (5.21m x 3.38m)

Breakfast Kitchen

13'5" x 8'6" (4.09m x 2.59m)

Ground Floor Double Bedroom

12'0" x 11'0" (3.66m x 3.35m)

Bathroom

6'1" x 5'6" (1.85m x 1.68m)

Inner Hallway/Study

8'7" x 8'0" (2.62m x 2.44m)

First Floor Landing

Bedroom 2

12'8" x 8'4" (3.86m x 2.54m)

Bedroom 3

11'8" x 8'7" (3.56m x 2.62m)

Wash Room/WC

5'2" x 2'4" (1.57m x 0.71m)

Gardens

Garage and Off Road Parking

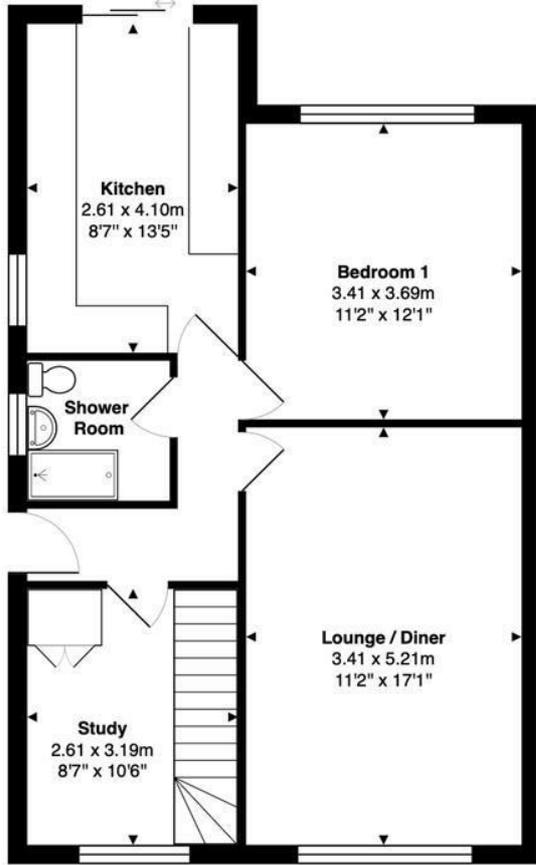
16'4" x 9'4" (4.98m x 2.84m)



Directions



Floor Plan

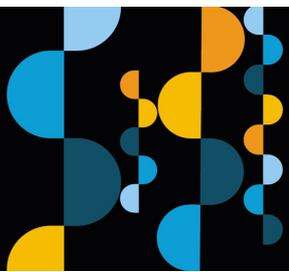
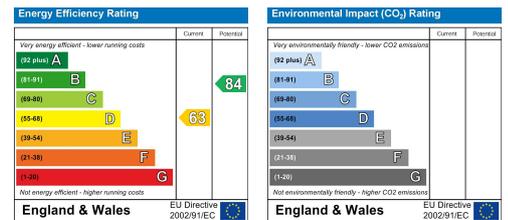


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Total Area: 81.5 m² ... 878 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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