Peter David Properties Ltd

Residential Sales and Lettings

64 Netherlea Drive

Netherthong, Holmfirth, HD9 3EX

Offers in the region of £249,999

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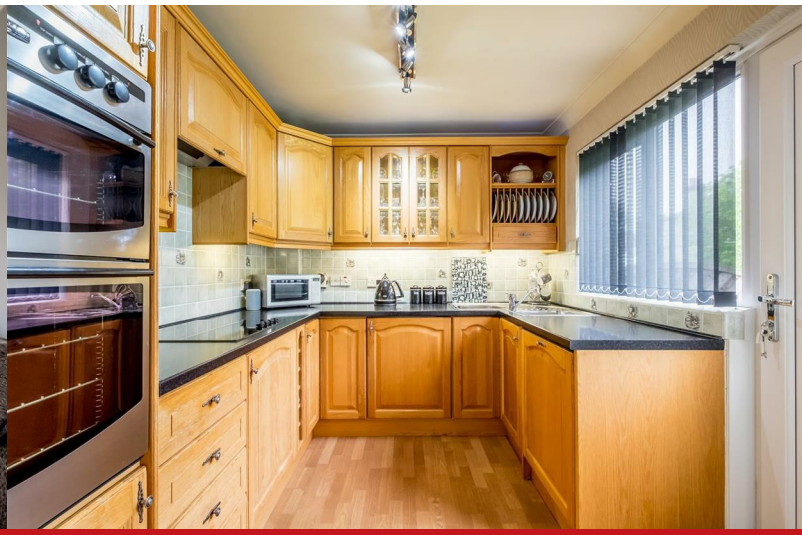

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Entrance Porch
Enter this property through a PVCu door into the porch with attractive stonework and tiled flooring. PVCu window to side.

Living/Dining Room
This dual aspect reception room which runs the full length of the property provides ample space for both a living and dining area. A gas fire with marble hearth and surround takes pride of place. Access to the kitchen, utility and useful ground floor shower room. Stairs rise to first floor accommodation. PVCu window to front aspect and PVCu patio doors to the rear leading into the garden.

Kitchen
Set to the rear of the property the kitchen has wood matching wall and base units, wood effect laminate flooring, black laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: an eye level electric double oven, an electric hob, an extractor, a dishwasher and a fridge. Also benefiting from a stylish corner stainless steel sink and drainer. PVCu window overlooking the rear garden.

Utility
A spacious utility room with ceramic tiled flooring, wood effect matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of a fridge/freezer. There are two spaces for free standing appliances and PVCu window to front aspect. Access to the ground floor shower room.

Ground Floor Shower Room
Leading off the utility is this useful ground floor shower room Partially tiled and comprising of a WC, a hand basin, and a large double glass shower cubicle. Benefiting from tiled flooring with underfloor heating and a chrome towel rail.

Landing
Access to three double bedrooms, house bathroom, separate WC and loft access.

Master Bedroom
A large double bedroom with stylish fitted wardrobes and drawers. PVCu window to front aspect with far reaching views

Bedroom Two
A second spacious double bedroom with fitted wardrobes and drawers and PVCu window to rear elevation.

Bedroom Three
A third double bedroom with fitted wardrobes and drawers. PVCu window to front elevation.

House Bathroom
A fully tiled house bathroom with laminate flooring. Comprising of: Hand basin and bath with hand held shower. Benefiting from a storage cupboard and PVCu privacy window to rear elevation.

WC
A partially tiled WC with laminate flooring. PVCu frosted window to rear elevation.

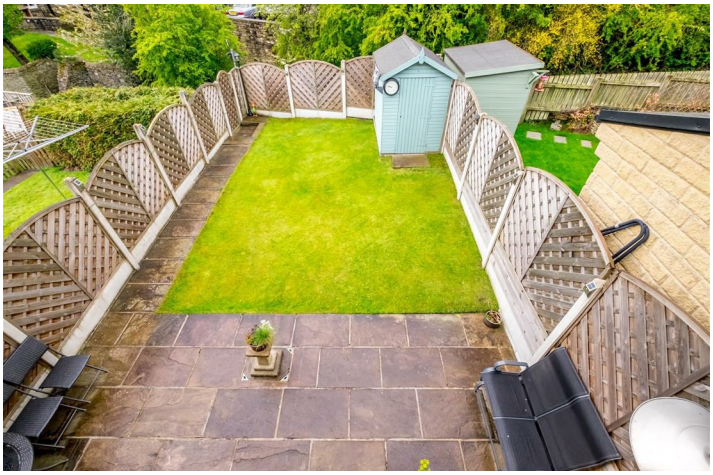
Exterior
Externally the property benefits from an enclosed large garden to the rear with a lawn and patio area. There is a gate to the rear providing access to the surrounding countryside. To the front of the property there is a block paved driveway with parking for two cars.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

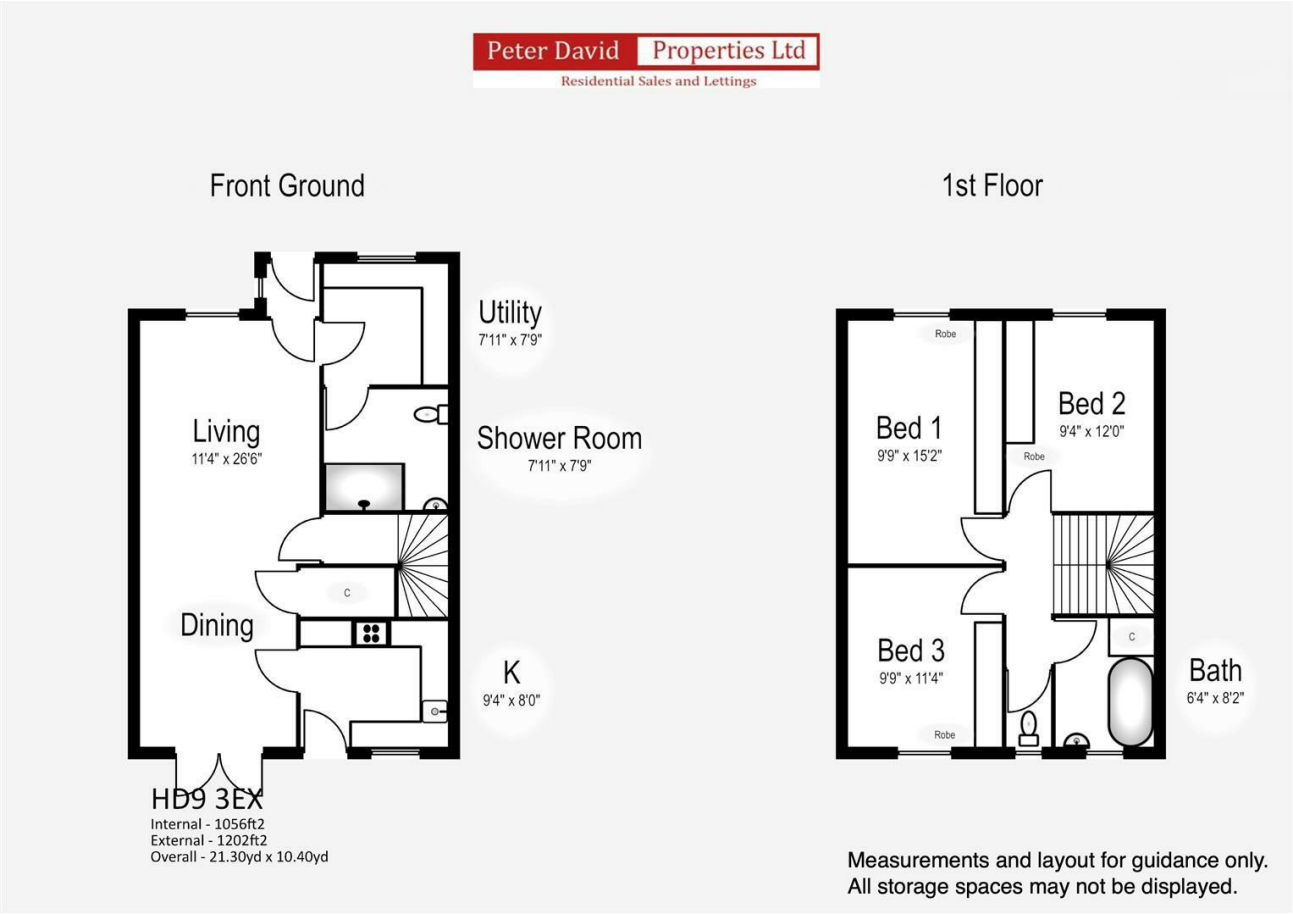


Road Map

Hybrid Map

Terrain Map

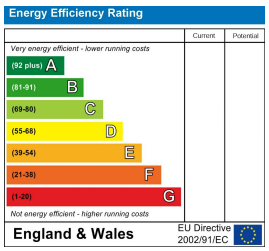
Floor Plan

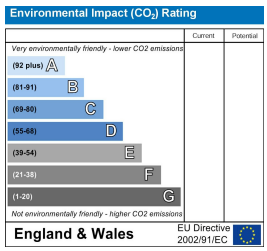


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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