16 Dean Avenue, Netherthong, Holmfirth, HD9 3UJ

**Offers Over £250,000**

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NO UPPER CHAIN

This 3 bedroom, semi-detached dormer bungalow is situated in this popular and highly desirable semi-rural village of Netherthong. Having a modern fitted kitchen and bathroom, the property provides versatile accommodation in the fact that it has a ground floor bedroom, in addition to two first floor bedrooms.

Situated in the Holme Valley, the property is located equidistant to both Honley and Holmfirth, where most daily requirements can be satisfied. Forming an ideal purchase for those looking for a more peaceful, rural existance.

With gas fired central heating and uPVC double glazing, the property is further enhanced by gardens to both front and rear, side driveway and detached single garage.

## GROUND FLOOR:

Enter the property via a composite external door into:-

### Entrance Hall

With a central heating radiator.

### Lounge

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

Situated to the front of the property, having a uPVC double glazed window, 2 central heating radiators and 2 wall light points.

### Dining Kitchen

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

Peacefully situated to the rear of the property, having a range of matching modern wall and base units with laminated work surfaces, 1.5 bowl stainless steel Franke sink unit with mixer taps and side drainer, sunken LED lighting and part tiled walls. There is a 4 ring gas hob with overhead extractor fan and light, split level double oven and grill, dishwasher, washing machine, grill, fridge and freezer. The kitchen is also fitted with a central heating radiator and sliding double glazed patio doors which lead into the rear garden.

### Bedroom 1

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

Peacefully situated to the rear of the property, having a uPVC double glazed window and central heating radiator.

### Shower Room

Being fully tiled to the walls and furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and walk-in shower cubicle which houses the Mira shower. There is a central heating radiator and uPVC double glazed window.

### Inner Hallway/Study

8'1" x 5'10" (2.46m x 1.78m)

With built-in cupboards, a central heating radiator and uPVC double glazed window.

## FIRST FLOOR:

A spindlerail balustrade staircase rises to the first floor landing.

### Landing

### Bedroom 2

12'9" x 9'0" max (3.89m x 2.74m max)

Having a central heating radiator, built-in storage cupboards, Velux window and additional eaves storage facilities.

Please note, there is partial restricted roof height.

### Bedroom 3

11'3" x 8'8" max (3.43m x 2.64m max)

With a Velux window and central heating radiator.

## OUTSIDE:

To the front there is a lawned garden, with twin flagged driveway to the side, which in turn leads to the single detached garage. To the rear there is a lawned garden with mature shrubs, flowerbeds and hedgerow.

### Garage

With up and over door, and private side access door.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## TENURE:

Freehold

## COUNCIL TAX BAND:

C

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

Please call our office to book a viewing on 01484 530361.

Oldfield
Holme Valley Camping & Caravan Park
Knoll Ln
Thongsbridge
Netherthong
Moor Ln
Moor Ln
New Mill Rd
WOOLDALE
Huddersfield Rd
New Rd
Upperthong
Google
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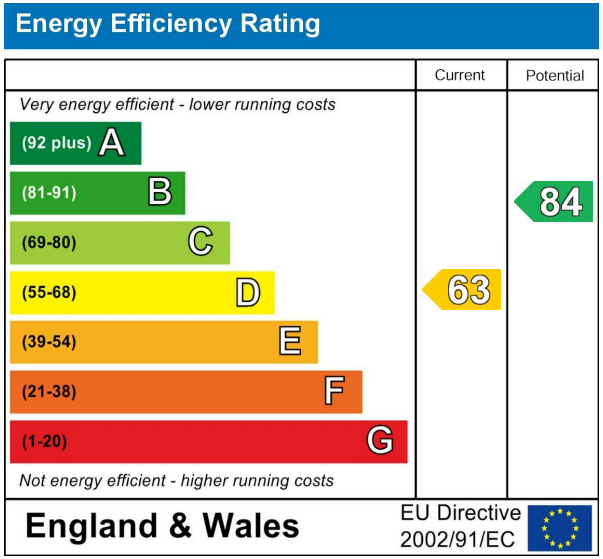
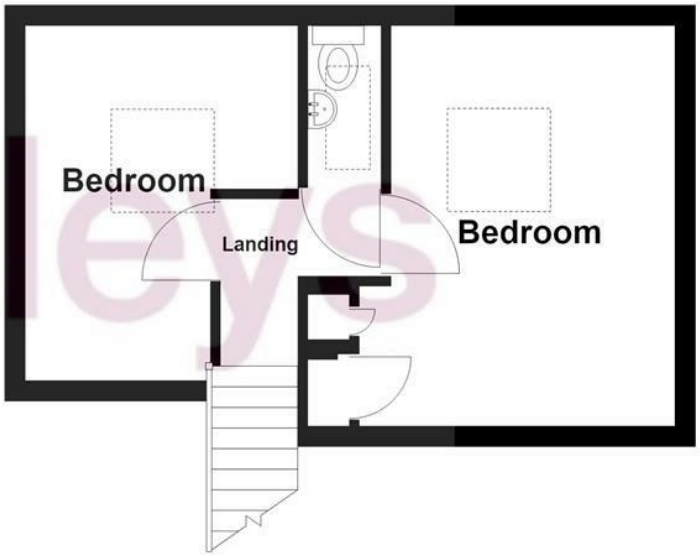

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
84
England & Wales
EU Directive 2002/91/EC

## Ground Floor

## First Floor




NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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