



28 Netherlea Drive, Netherthong, Holmfirth, HD9 3EX
£290,000

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This substantial 3 bedroom, end townhouse is situated in this highly desirable residential village of Netherthong. Attracting superb far reaching views to the rear across the landscaped rear gardens, the property is handily located equidistant to both Holmfirth and Honley, where most daily requirements can be satisfied. With gas fired central heating and uPVC double glazing, the property is further enhanced by high quality fixtures and fittings, including a modern kitchen with a wealth of integrated appliances, 4 piece bathroom and integral garaging. The property is within the catchment for well renowned local schooling and would make an ideal purchase for those with a young and growing family. Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.

Energy Rating: D



GROUND FLOOR:

Enter the property through a composite entrance into:-

Entrance Porch

Which in turn leads through to the lounge.

Lounge

15'4" x 11'8" (4.67m x 3.56m)

Having a central heating radiator, uPVC double glazed window, electric and coal effect living flame fire which is set into a limestone fire surround, hearth and mantel. The lounge is open plan to the dining area.

Dining Area

11'3" x 9'10" (3.43m x 3.00m)

Peacefully situated to the rear of the property, having a central heating radiator, built-in understairs store cupboard and a uPVC double glazed window.

Kitchen

9'6" x 7'10" (2.90m x 2.39m)

Having a modern fitted shaker style kitchen, with laminate work surfaces, part tiled walls, 4 ring electric hob with overhead extractor fan and light, split level oven and grill and an integral fridge and freezer. The kitchen is also fitted with an inset stainless steel unit with mixer taps and side drainer, plumbing for a washing machine, graphite central heating radiator, uPVC double glazed window and rear access door.

FIRST FLOOR:

Landing

Bedroom 1

15'4" x 9'11" (4.67m x 3.02m)

Having a central heating radiator, uPVC double glazed window and fitted wardrobes with sliding part mirrored doors and far reaching views to the rear.

Bedroom 2

12'4" x 9'7" (3.76m x 2.92m)

Having a central heating radiator and uPVC double glazed window.

Bedroom 3

10'9" x 9'11" (3.28m x 3.02m)

Having a central heating radiator, uPVC double glazed window and far reaching views.

Bathroom

Being fully tiled to the walls. The bathroom is furnished with a 4 piece suite comprising of a low flush WC, wall hung vanity wash basin with drawer units beneath, deep sunk panelled bath with central chrome mixer taps and a double width walk-in shower cubicle. There are two uPVC double glazed windows and a chrome ladder style radiator.

OUTSIDE:

The property has a driveway to the front, which leads to the integral garage. To the rear, there are spacious landscaped gardens with full width flagged patio, raised flowerbeds, shaped lawned gardens and attracting superb far reaching views.

Garage

With an up and over 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.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616), continue to the traffic lights at Folly Hall and take a left hand turning onto Albert Street. Continue to its conclusion, turn left onto Woodhead Road, follow this road through Berry Brow village and at the traffic lights in Honley bear right. Continue along Woodhead Road, passing Jacobs Well P.H on your right handside and continue through Hagg Wood in the direction of Holmfirth town centre. After passing the police station on your left hand side take a right hand turning into New Road. Continue along New Road, turning left into Netherlea Drive. Follow the cul-de-sac around to the right, where the property will be found on the right hand side clearly identified by a Bramleys for sale board.

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.

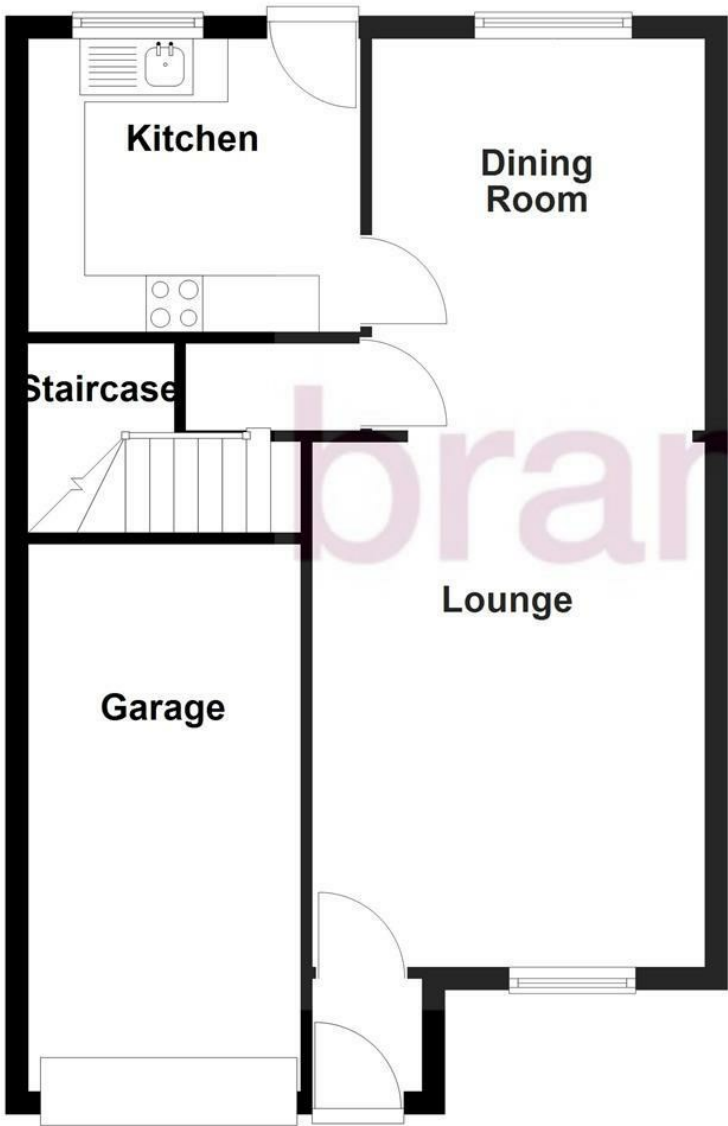
VIEWINGS:

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

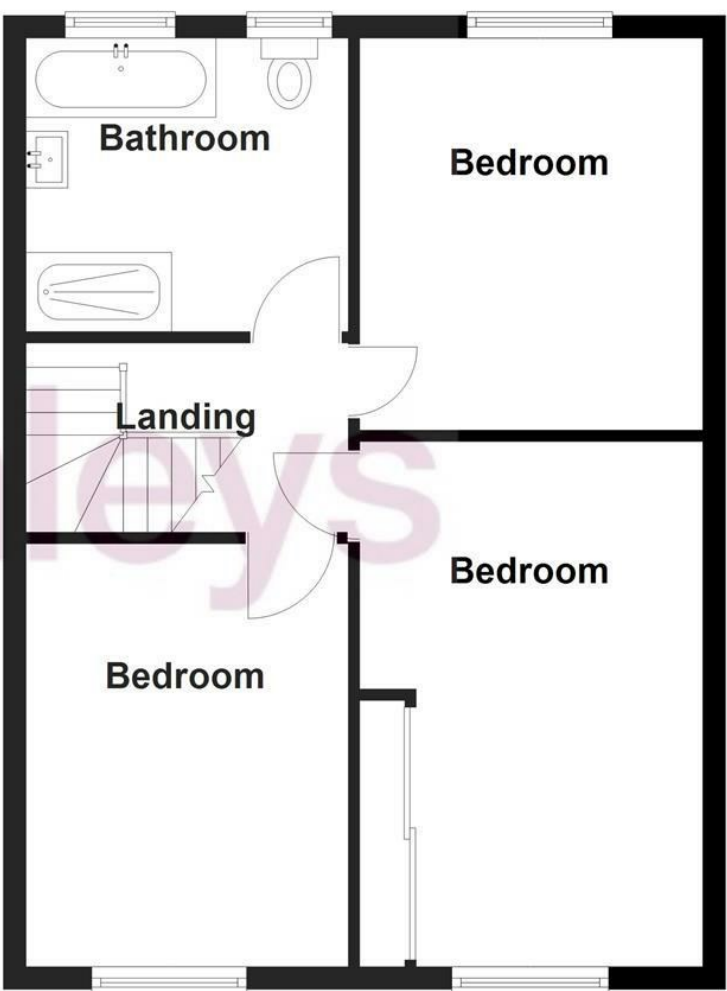




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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 SATISEY 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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