







- Modern end townhouse
- Three storey accommodation
- Three Beds & Two Baths
- Garage and garden

Dean Brook Road, Netherthong, Holmfirth, HD9 3UF Guide price £290,000 - £295,000

A larger style and spacious three storey end townhouse with garage and gardens close to popular Holmfirth village.













PROPERTY DESCRIPTION

Affording versatile three bedroom accommodation arranged over three floors is this well presented end townhouse. Being of particular interest to the family buyer, being well placed for regarded local schooling and village amenities, the property is also well placed for nearby popular Holmfirth.

Having gas central heating and double glazing the accommodation comprises: spacious Hallway, Utility room, Integral garage. First Floor: generous fitted dining Kitchen with French doors to garden, Lounge/Diner with open staircase. Second Floor: Three bedrooms, the Principal having En suite Shower room and House Bathroom, both furnished with modern white suites.

Externally, the property has driveway parking to the front leading to garage. Shared side access steps lead to a good sized fully enclosed tiered garden having paved patio seating areas and raised well stocked borders.

Tenure: Freehold

EPC: C

Council Tax Band: D

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on for any further clarification or to discuss acceptable forms of identification.













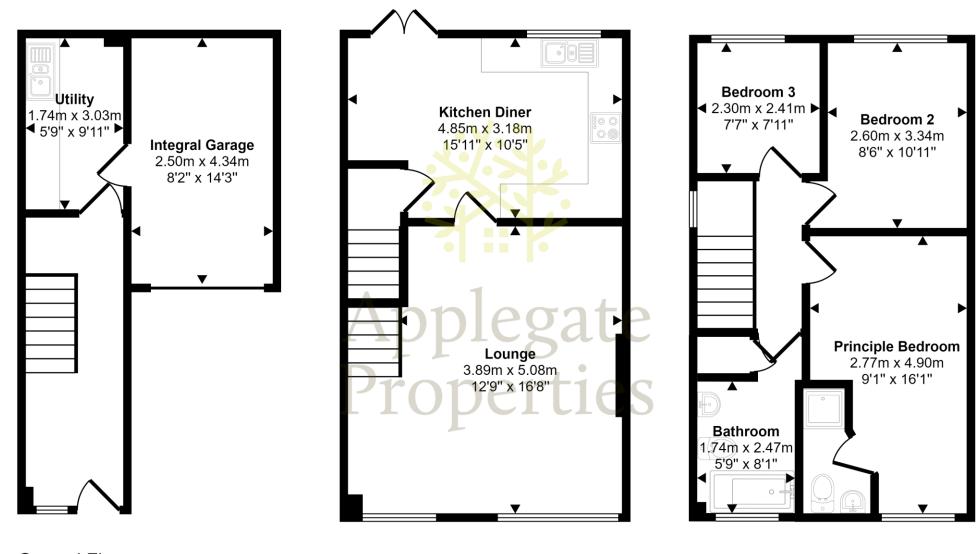






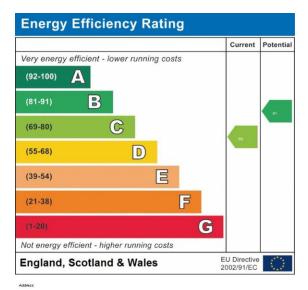






Ground Floor First Floor Second Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

Dean Brook Suné, Ri du uluck

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

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Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Monday – Friday 9.00am – 5.00pm Saturday – 9.00am – 4.00pm Sunday – CLOSED