



Denham Drive, Netherthong Holmfirth HD9 3HA

welcome to

Denham Drive, Netherthong Holmfirth

FOUR DOUBLE BEDROOM DETACHED RESIDENCE LOCATED IN THE SOUGHT AFTER VILLAGE OF NETHERTHONG PRESENTED TO THE HIGHEST STANDARDS ENHANCED BY DELIGHTFUL GARDENS AND DRIVEWAY.

Summary

Occupying a desirable position in the ever-popular village of Netherthong, this impressive four double bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living.

The property is approached via a driveway providing off-road parking and is complemented by attractive gardens to both the front and rear. Internally the accommodation briefly comprises an entrance hallway leading to two generous reception rooms, offering flexible living and entertaining space. There is a well-proportioned dining kitchen at the heart of the home, providing ample room for dining and everyday living.

To the first floor, there are four excellent double bedrooms, including a principal bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the enclosed rear garden provides a pleasant outdoor space, ideal for children, pets and al fresco dining, whilst the front garden enhances the property's curb appeal.

Situated within easy reach of Holmfirth's excellent amenities, highly regarded local schooling and beautiful countryside walks, this superb family home combines village living with everyday convenience.

Accommodation

Entrance Porch

There is a tiled floor covering and door leading to:

Entrance Hall

An excellent reception area with an engineered oak floor covering, decorative coving to ceiling, central heating radiator and staircase with spindle balustrade ascending to the first floor.

Living Room

25' x 10' 10" max (7.62m x 3.30m max)

Originally the lounge/dining room before the conversion of the garage the room has as its focal point an electric stove set to feature Adams style surround with raised hearth. There is decorative coving to ceiling, two central heating radiators and natural light floods throughout the room via the double glazing to both front and rear aspect. The front window also boasts a fabulous outlook towards Castle Hill.

Breakfast Kitchen

18' x 10' 4" (5.49m x 3.15m)

An spacious family sized room fitted with an attractive range of wall and base units with butchers block effect worksurfaces incorporating a pot Belfast style sink unit with mixer tap. Appliances include the five burner range cooker with extractor hood along with the integral dishwasher whilst there is plumbing for the washing machine and space for a dryer. Additionally there is a sizeable larder unit and the room has complementary tiled surrounds, a central heating radiator, double glazed window to rear aspect and door leading out into the rear garden.

Dining Room

17' 3" x 8' (5.26m x 2.44m)

Formerly the garage the room provides a great deal of versatility in its usage, currently a dining room however could be a home office or playroom if desired. It has a laminate floor covering, radiator and is double glazed to front aspect. The room also houses the central heating boiler.

W/C

Having a white low level w/c and hand washbasin with a tiled floor covering.





First Floor Bedroom One

12' 9" x 10' 10" (3.89m x 3.30m)

The principle bedroom as with the other rooms is attractively presented and has fitted wardrobes, inset ceiling lighting, a laminate floor covering, central heating radiator and is double glazed to front aspect, again showcasing the views towards Castle Hill.

En Suite

8' 5" x 6' 7" (2.57m x 2.01m)

Modern white low level w/c and wall mounted hand washbasin along with step in shower cubicle. The room is complemented by tiled walls and floor covering, inset ceiling lighting, radiator and double glazed obscure window.

Bedroom Two

17' 5" x 9' 6" (5.31m x 2.90m)

Another generous double room, this one having a central heating radiator and again being double glazed to front aspect with views towards Castle Hill.

Bedroom Three

12' x 10' 10" max (3.66m x 3.30m max)

A third double bedroom boasting a laminate floor covering, radiator and double glazed window to rear aspect.

Bedroom Four

10' 5" x 9' 6" (3.17m x 2.90m)

The final bedroom, also of double proportions has coving to ceiling, a central heating radiator and is double glazed to rear aspect overlooking the garden.

Bathroom

8' 1" x 7' 4" (2.46m x 2.24m)

Presented in a modern contemporary style with white low flush w/c, wall hung hand washbasin and 'p' shape shower bath with overhead shower unit

and screen. There are complementary tiled walls and floor covering, a chrome effect heated rail ladder and a double glazed obscure window.

External

A double width driveway provides off street parking and there is a lawned area to the front and a variety of plants and shrubs. The enclosed rear garden offers a good deal of privacy and is ideal for relaxing or entertaining. There is a patio area, raised lawn area and once more a vast array of established plants and shrubs. A useful garden shed provides additional storage.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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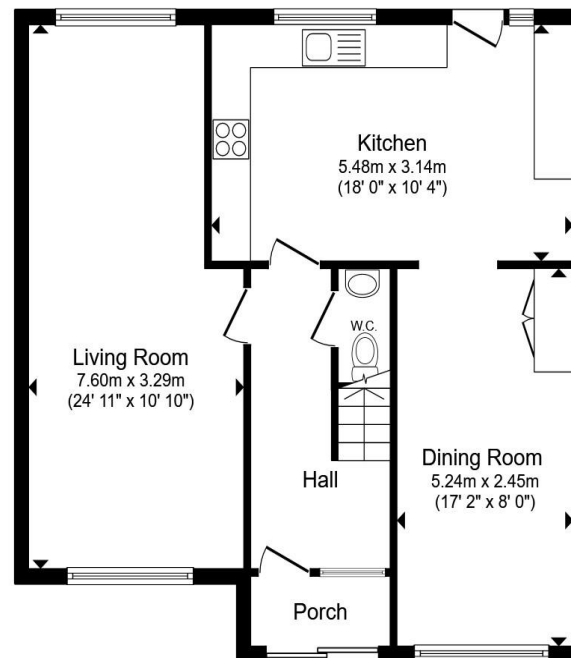
- Modern Detached Residence
- Four Double Bedrooms
- Principle Bedroom En Suite
- Attractive Gardens
- Prime Village Location

Tenure: Freehold EPC Rating: D
Council Tax Band: E

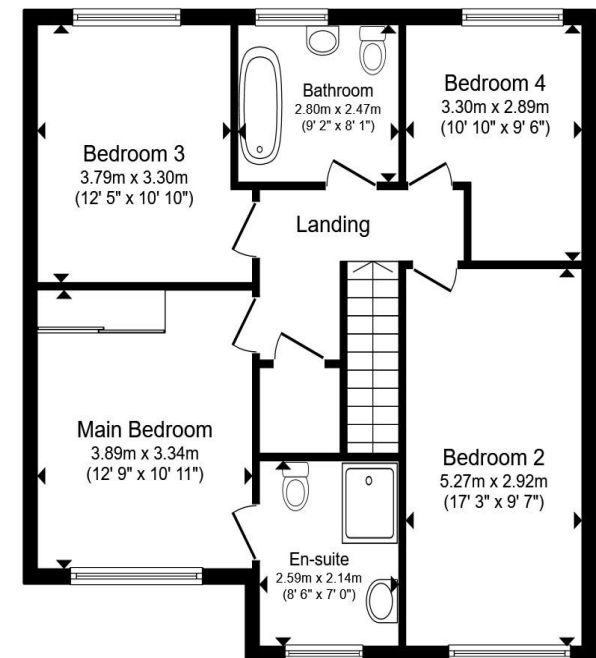
£425,000

directions to this property:

Leave Holmfirth via Victoria Street and turn right on to Huddersfield Road/A6024 and continue. Turn left on to New Road and continue up in to the village of Netherthong. Following the road through turn right onto Holmdale Crescent and then right onto Denham Drive where the property can be located on the right hand side.



Ground Floor



First Floor

Total floor area 134.9 m² (1,452 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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