



**DENHAM DRIVE  
NETHERTHONG  
HOLMFIRTH  
HD9 3HA**



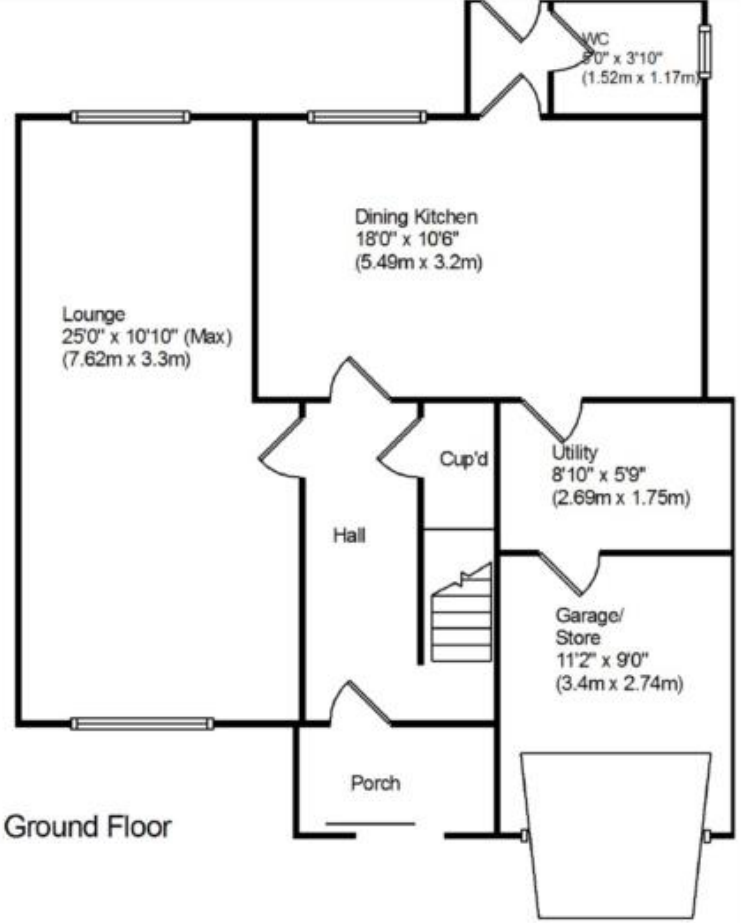
A FANTASTIC FIVE BEDROOMED DETACHED FAMILY HOME LOCATED IN THE HIGHLY DESIRABLE AREA OF NETHERTHONG, WITH FAR REACHING VIEWS OF ROLLING COUNTRYSIDE TOWARD CASTLE HILL AND BEYOND. THE SPACIOUS ACCOMMODATION INCLUDES AN IMPRESSIVE LIVING-DINING ROOM (25'0 x 10'10 approx.), ALSO BENEFITING FROM A LARGE KITCHEN DINING ROOM (18'0 X 10'6 approx.) AND INTEGRAL GARAGE. The property is situated at the head of Denham Drive in an elevated position which gives it fantastic views. The accommodation briefly comprises of entrance porch, entrance hall, spacious living-dining room, a kitchen dining room, downstairs w.c, separate utility room and integral garage to the ground floor, first floor landing, bedroom one with ensuite facilities, a further four bedrooms and the house bathroom. Externally the property benefits from a driveway for offstreet parking and lawned area to the front, to the rear the property has a lawned area and flagged patio ideal for alfresco dining and BBQs. Offered with no upper chain early viewings are advised to truly appreciate the accommodation on offer. EPC rating D.

**Guide price £270,000 to £280,000**

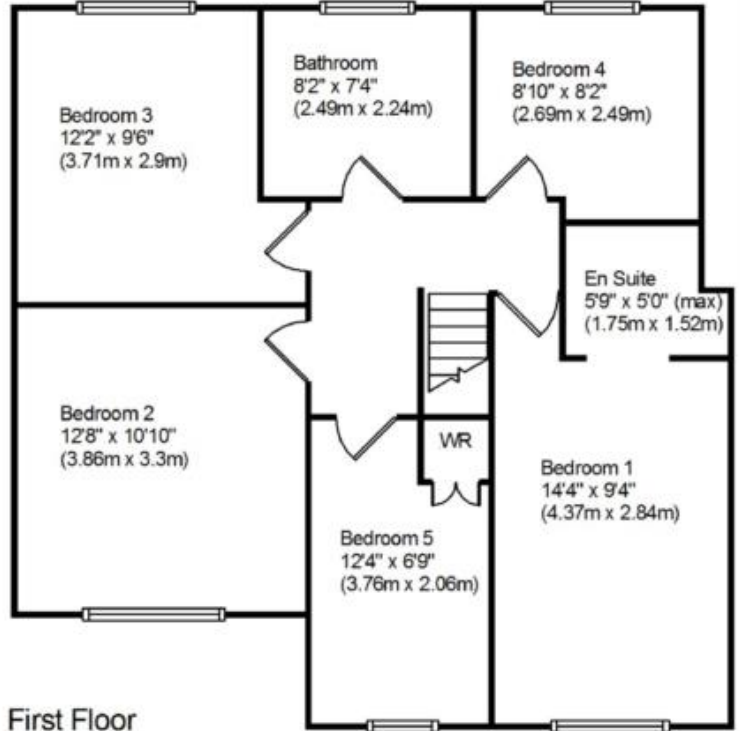
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Ground Floor



First Floor



## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE

A sliding PVCu entrance door gives access into the entrance vestibule.

#### ENTRANCE VESTIBULE

This has tiled floor. From here a timber and glazed door then leads through into the hallway.

#### HALLWAY

With storage cupboard beneath. On the right hand side is the staircase rising up to the first floor accommodation. There is wall light points, radiator and coving to the ceiling. On the left hand side an interior door then gives access through to the lounge.

#### LOUNGE

Best demonstrated by the photography and the floorplan which demonstrate the very spacious nature of this principal reception room running the full width of the property. It is particularly light and bright. It has PVCu window to the front elevation enjoying a long distant view with Castle Hill in the distance. To the rear there is are tilt and slide PVCu patio doors giving access out into the garden. The room dimensions enable it to be both lounge and dining room or indeed the dining area could become a sitting area or study. The centrepiece of the room being a contemporary fireplace with matching inlay and hearth and living flame effect fire. There is coving to the ceiling, various wall light points and two radiators.



## DINING KITCHEN

The spacious and well presented dining kitchen is positioned to the rear of the property. It has laminate flooring and ceiling positional downlighting. The kitchen section itself has an extensive range of fitted units to high and low level with tiled surrounds, one and a half bowl sink with single drainer and mixer tap and roll edge working surfaces. There is a Stoves four ring gas hob, matching double oven and a pull out style filter hood. There is an integrated dishwasher, built in fridge and large pull out larder store. The dining area is opposite and can accommodate a good sized formal dining/breakfasting suite. There is further storage cupboards with illuminated glazed shelf display cabinets, built in wine racks, radiator and a door leading through into a rear lobby.



## REAR LOBBY

This has a PVCu and glazed external door giving access to the garden and on the right hand side a door opening into the downstairs w.c.

## DOWNSTAIRS W.C.

This has a two piece white suite with wall mounted hand basin and low level w.c. Obscure PVCu side window and radiator.



## UTILITY

The utility room provides space for additional appliances such as the tumble dryer and plumbing for automatic washer. It also houses the Glowworm boiler for the gas fired central heating system and domestic hot water. There is a door then through into the garage/store.

## **GARAGE**

The utility room was created by taking a portion of the garage and as the dimensions indicate it is used more as a storage space ideal for bikes, motorbikes, sporting equipment and garden equipment etc. Buyers could reinstate the full sized garage by losing the utility room. It has power, lighting, water and an up and over door.

## **FIRST FLOOR**

### **STAIRS AND LANDING**

From the entrance hallway the staircase rises to the first floor landing. This gives access to all five bedrooms and house bathroom as well as the loft space. The loft is fully insulated and part boarded with single electric light.

### **BEDROOM ONE**

Positioned to the front of the property. Its PVCu window enjoys a pleasant long distant outlook towards Castle Hill and over the surrounding area. As the floorplan illustrates it is a very spacious master bedroom. It has fitted wardrobes, overhead storage cupboards and matching side drawers. There is a radiator and being the master bedroom it has its own ensuite.



### **VIEW FROM BEDROOM ONE**



### ENSUITE

The ensuite shower room has folding door with Mira Sprint independent shower, pedestal wash hand basin and low level w.c. There is tiling to the walls, PVCu side window and radiator.



entrance

### BEDROOM TWO

A double sized bedroom positioned to the front of the property with broad PVCu window, wonderful long distant view over the valley and towards Castle Hill, laminate flooring, coving to the ceiling, space for fitted or freestanding furniture and a radiator.



### BEDROOM THREE

A double sized bedroom positioned to the rear of the property. It has built in wardrobes, overhead storage cupboards, PVCu window and radiator. The double glazed window enjoys an outlook down onto the rear garden.



### VIEW FROM BEDROOM THREE



### BEDROOM FOUR

Also positioned to the rear of the property enjoying a similar outlook onto the rear garden from its PVCu window. There is also a radiator.

### BEDROOM FIVE

A good sized fifth bedroom positioned to the front of the property enjoying the outlook towards Castle Hill. There is a built in wardrobe, PVCu window and radiator.



### HOUSE BATHROOM

With underfloor heating and updated in more recent times. The house bathroom has floor and wall tiling, panelled bath with curved shower screen, Mira Spring independent shower, hand basin with storage cupboards below and low level w.c with concealed cistern. There is ceiling downlighting, obscure PVCu rear window, shelved linen cupboard and an upright chrome towel radiator.





## OUTSIDE

Located in this popular village with local schooling nearby. The property also offers ease of access to amenities within Holmfirth centre. There is a double width driveway providing parking/standing and in turn giving access to the property's integral garage.

## GARDENS

To the left hand side of the driveway is a shaped lawned garden with flowerbeds. To the rear is perimeter fencing and conifer screening. There is a lawn with patio area and flowerbeds. The patio area adjoins the tilt and slide patio doors from the lounge diner and creates an outdoor eating and entertaining space.



## ADDITIONAL DETAILS

### CENTRAL HEATING

The property has gas fired central heating system.

### DOUBLE GLAZING

The property has PVCu glazing.

### VIEWING:

For an appointment to view, please contact the Holmfirth Office on 01484689689

### BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **FLOOR PLANS**

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **IMPORTANT NOTES**

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MEASUREMENTS**

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independant mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.



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**OFFICE OPENING TIME**

**7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am to 4:30 pm

Sunday - 11:00 am to 4:00 pm

Details printed 01/08/16