



## 41 Netherlea Drive

Netherthong, Holmfirth, HD9 3EX

UNFURNISHED: A DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED TRUE BUNGALOW. Popular and convenient location close to village centre and about 3/4 mile from Holmfirth with all the local amenities. Front and rear gardens, long driveway and detached garage. Briefly comprises dining kitchen, separate utility, lounge, inner hallway, bathroom and 3 bedrooms. Gas central heating and double glazing. NEWLY DECORATED AND CARPETED - AVAILABLE NOW.

£1,200 Per Calendar Month



# 41 Netherlea Drive

Netherthong, Holmfirth, HD9 3EX



- THREE BEDROOM DETACHED TRUE BUNGALOW
- SPACIOUS DINING KITCHEN AND SEPARATE UTILITY
- BOND £1200
- LARGE LEVEL PLOT WITH FRONT AND REAR GARDENS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- AVAILABLE NOW
- OFF ROAD PARKING AND DETACHED GARAGE
- COUNCIL TAX BAND - D

## Entrance

## Dining Kitchen

19'9" x 8'9" (6.02m x 2.67m)

## Utility

6'6" x 4'9" (1.98m x 1.45m)

## Lounge

15'11" x 12'0" (4.85m x 3.66m)

## Inner Hallway

## Master Bedroom

11'10" x 9'2" (3.61m x 2.79m)

## Bedroom 2

11'9" x 9'0" (3.58m x 2.74m)

## Bedroom 3

8'10" x 6'6" (2.69m x 1.98m)

## Bathroom

9'2" x 5'5" (2.79m x 1.65m)

## Drive and Garage

## Gardens



## Directions

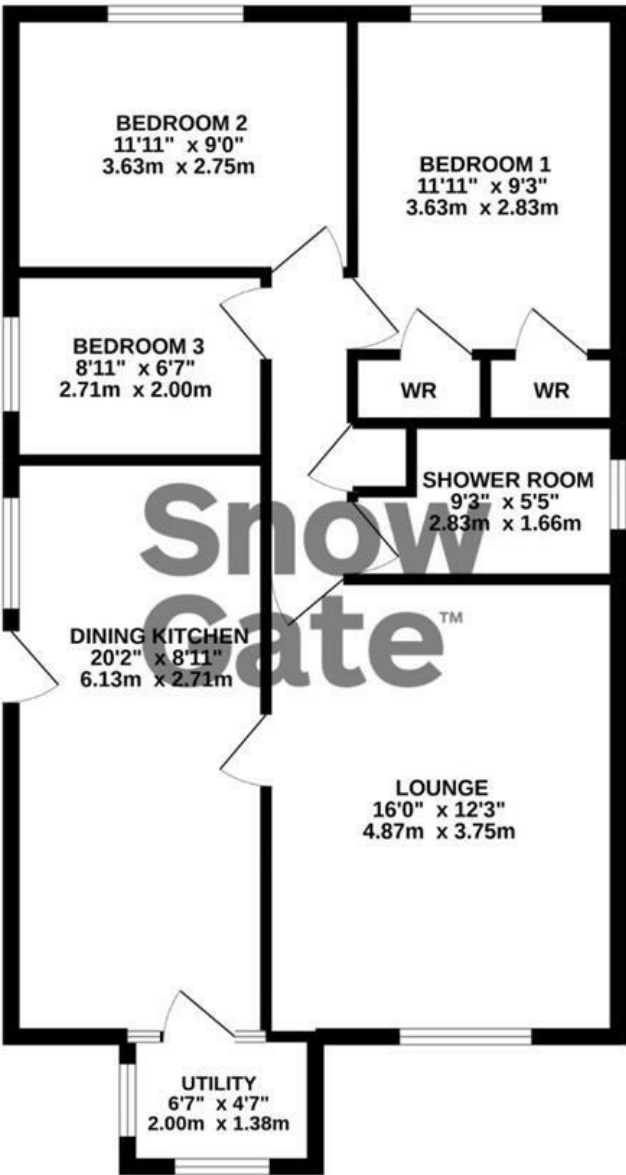
From the centre of Holmfirth head towards Huddersfield on the A6024. Turn left onto New Road heading towards Netherthong village. Netherlea Drive is located on the left hand side about 2/3 of the way up New Road. Odd numbers on the left, follow naturally round to the left and the property is then on the right hand side.





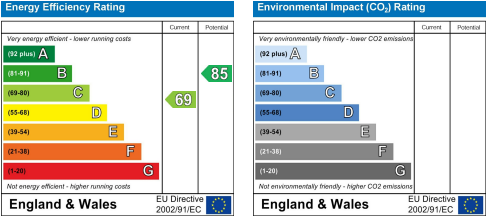


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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