whitegates









Towngate, Netherthong, HD9

2 | 1 | 3 | EPC D

Offers in excess of: £280,000

Freehold



Towngate, Netherthong, HD9 3XZ

2 bedrooms
1 bathrooms
3 reception rooms

Offers in excess of: £280,000

- Two-bedroom end-terrace property
- Potential for a third bedroom
- Popular Netherthong location
- Character features & exposed beams
- Countryside views
- Parking to the property

Council Tax Band: C

NEW TO THE MARKET WITH WHITEGATES

A charming and characterful two-bedroom end-of-terrace property, offering excellent versatility and the potential to create a third bedroom, situated within the highly sought-after village of Netherthong, Holmfirth.

Positioned within a peaceful and picturesque village setting, this delightful home enjoys the feel of countryside living while remaining within easy reach of the amenities and attractions Holmfirth has to offer. The surrounding area provides attractive walks, rural views and a wonderful sense of tranquillity, making this an ideal opportunity for those looking for a home away from the hustle and bustle.

The property is particularly appealing for its wealth of character and traditional charm. Exposed beams, feature fireplaces and generously proportioned rooms are found throughout, creating a property with a real sense of warmth and individuality. There is also excellent scope to adapt the accommodation to suit modern living, including the potential to utilise the top-floor snug/office as a third bedroom, subject to any necessary permissions or requirements.







To the rear, the property benefits from a shared courtyard area, providing a useful outside space and car parking.

Internally, the accommodation begins from the courtyard with a useful entrance porch leading into the kitchen diner. This is a generous and characterful room, featuring a pantry, access to a small cellar and an attractive fireplace with gas stove which acts as a focal point. From here, you enter the front-facing lounge, another well-proportioned reception room featuring a further fireplace with wood burning stove, and plenty of natural character. A second porch provides additional access, while the brick volted cellar beneath the lounge offers excellent storage space.

To the first floor, the accommodation continues with a versatile living room positioned to the front of the property. This inviting room features a central fireplace with gas stove and offers a pleasant outlook, making it a lovely space for relaxing or entertaining.

The first-floor landing provides access to the main bathroom, which is fitted with a three-piece suite including a shower over the bath. The main bedroom is a particularly impressive double bedroom, positioned to take advantage of the property's

elevated surroundings. The room benefits from fitted wardrobes and additional fitted furniture, while the views towards the surrounding countryside add to the sense of space and tranquillity.



The second floor provides further flexibility and could be ideal for those requiring additional accommodation. A studio or home office provides a versatile space which could potentially be converted into a third bedroom, subject to the relevant requirements. This area leads through to the second bedroom, which benefits from its own ensuite WC. The attic space has velux windows letting in further light.

This is a property where the character truly needs to be appreciated in person. From the exposed beams and feature fireplaces to the peaceful village surroundings and countryside outlooks, the home offers a unique combination of traditional charm, versatility and potential.



Viewing is highly recommended to appreciate the accommodation, character and idyllic setting this Netherthong property has to offer.

Entrance Porch

Useful entrance space accessed from the rear courtyard.

Kitchen Diner

Characterful kitchen diner with feature fireplace, exposed beams, pantry and cellar access.



Second Porch

Leading into the lounge area.

Lounge

Spacious front-facing lounge with feature fireplace and plenty of character.

First-Floor Living Room

Versatile reception room with central fireplace and front-facing aspect.

Main Bathroom

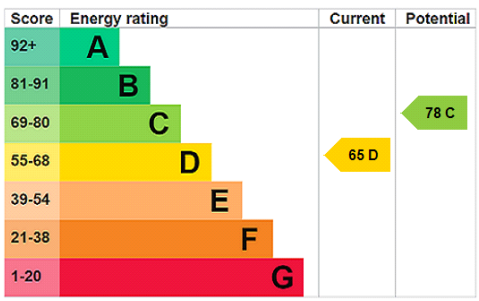
Three-piece suite with shower over bath.

Main Bedroom

Generous double bedroom with fitted wardrobes and lovely countryside views.

Office/ Studio/ Occasional Space

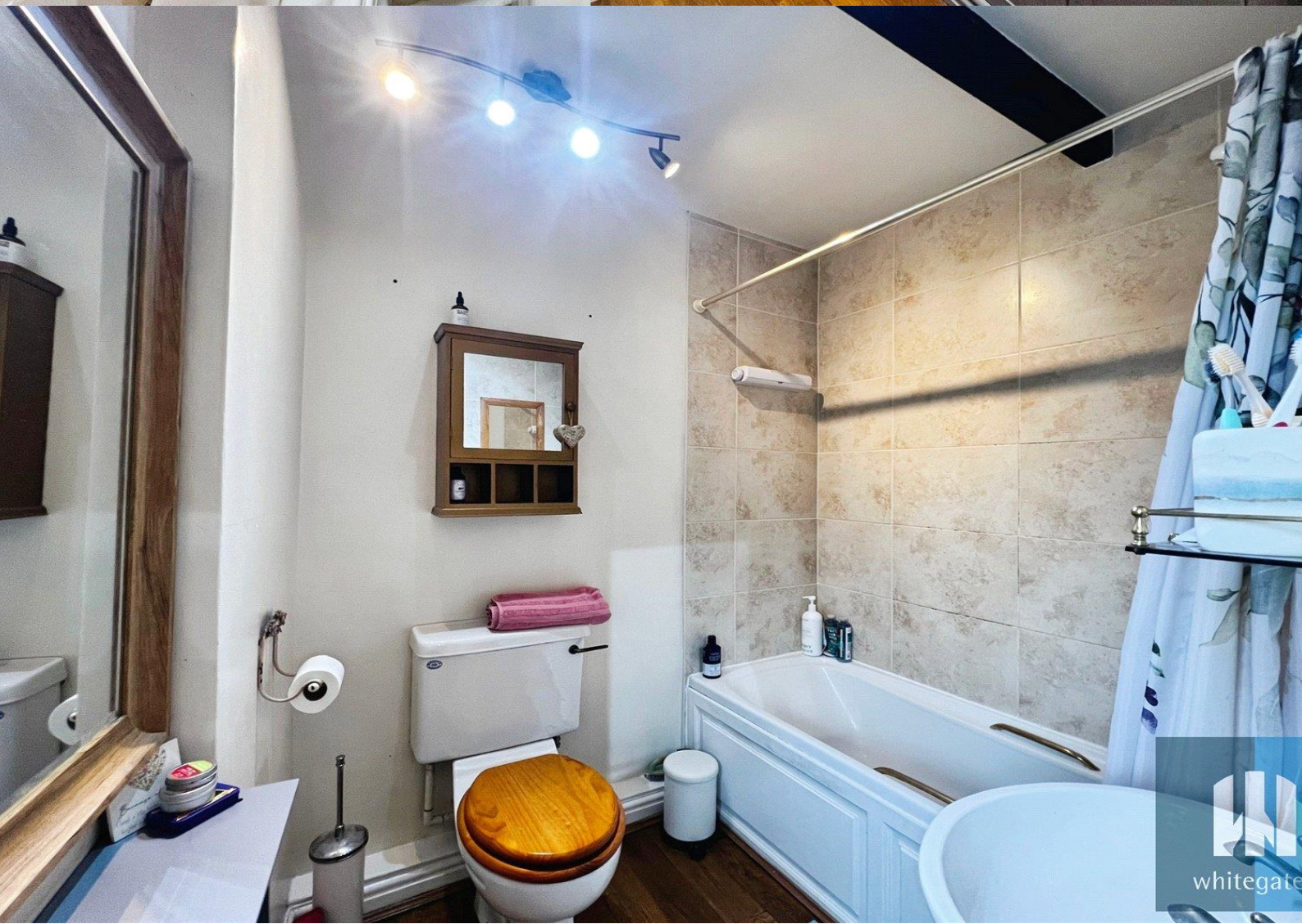
Good-sized bright flexible space with access to second bedroom.











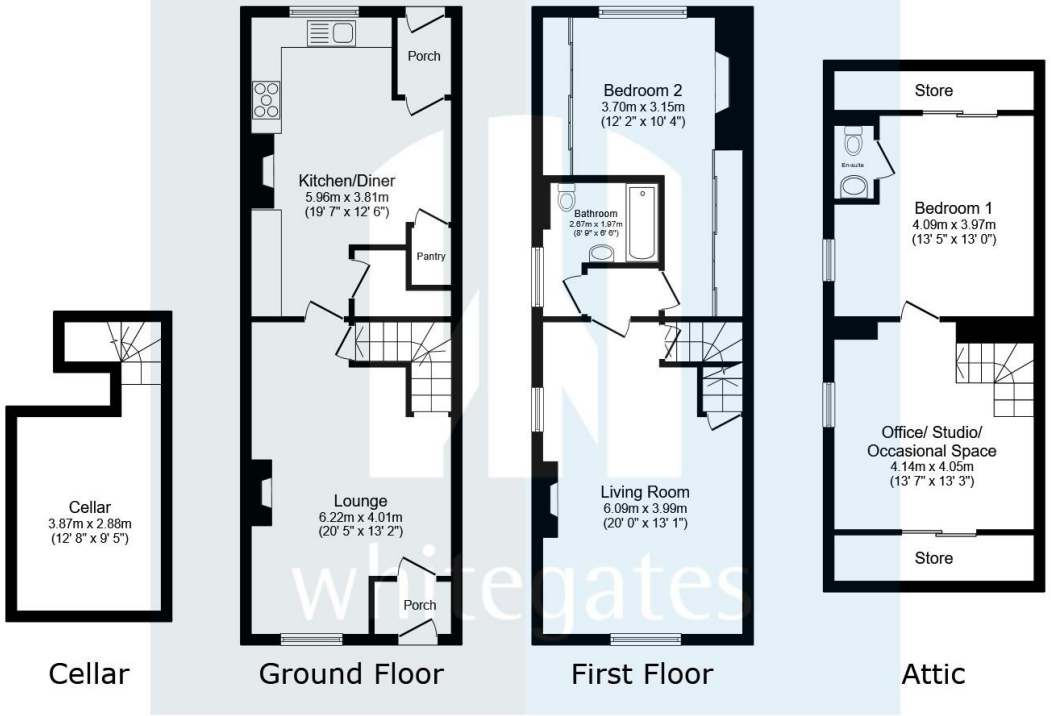








Netherthong, Holmfirth



Total floor area: 151.9 sq.m. (1,635 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

01484 548126

huddersfield@whitegates.co.uk

www.whitegates.co.uk

Whitegates Huddersfield

6-7 Cherry Tree Centre, Market Street, Huddersfield, West Yorkshire, HD1 2ET

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman