



82 Wooldale Road, Wooldale, Holmfirth, HD9 1QQ

£192,500

**bramleys**



Having breathtaking far reaching views to the front, is this three bedroom stone built through terrace property situated in the popular rural village of Wooldale. Situated approximately one mile from the centre of the popular village of Holmfirth. Having previously had a two storey extension to the rear, this property now provides spacious three bedroom accommodation but does require an extensive program of modernisation and improvement works, which have been reflected within the asking price. On completion of the works, this property would make an ideal home for those with a young and growing family or alternatively a professional couple alike. The accommodation details briefly comprise of an entrance hall, entrance vestibule, lounge, dining room, kitchen. To the first floor there are three bedrooms and bathroom. Energy Rating: F





## GROUND FLOOR:

Enter the property through a timber external door into:-

### Entrance Hall

With ascending staircase and door in to the lounge.

### Lounge

12'5" x 11'8" (3.78 x 3.56)

Having a gas fire, built-in cupboard and sash window to the front elevation which enjoys far reaching views.

### Dining Room

12'2" x 12'0" (3.71 x 3.66)

Having a fitted gas fire, fitted cupboards and sash windows to the rear and side elevation.

## Kitchen

10'1" x 6'2" + recess 2'10" x 2'9" (3.07 x 1.88 + recess 0.86 x 0.84)

Fitted with a range of base and wall cupboards, laminated work surface, space for a fridge, part tiling to the walls and a gas cooking point.

## FIRST FLOOR:

Staircase rises to the first floor landing.

### Bedroom 1

18'5" x 9'0" (5.61 x 2.74)

This well proportioned bedroom is positioned to the front of the property and is fitted with a sash window which enjoys far reaching views.

### Bedroom 2

12'3" x 11'5" (3.73 x 3.48)

Positioned to the rear of the property. This room is fitted with sash windows to the side and rear elevations.





### Bedroom 3

11'2" x 7'3" (3.40 x 2.21)

A good sized third bedroom, fitted with a sash window with far reaching views.

### Bathroom

Fitted with a three piece suite comprising of a low flush toilet, pedestal wash basin and panelled bath. There is also a window and part tiled walls.

### OUTSIDE:

To the front of the property the garden takes full advantage of the outstanding far reaching rural views. To the rear there is a small raised garden.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616). Proceed through the traffic lights at Folly Hall and take the left hand fork into Albert Street. Follow this road until its conclusion, passing through the traffic lights into Woodhead Road. Follow this road towards Honley and as the road forks stay in the left hand lane sign posted Brockholes. Proceed through Brockholes and continue to the conclusion of this road at New Mill, taking the right hand turning into Holmfirth Road which in turn becomes New Mill Road. After a short distance turn left into

Bill Lane and proceed to its conclusion, turn right into Town End Road, then left into Wooldale Road. Continue along past Wooldale Arms public house and the property will be found after a short distance on the right clearly identified by a Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

B

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

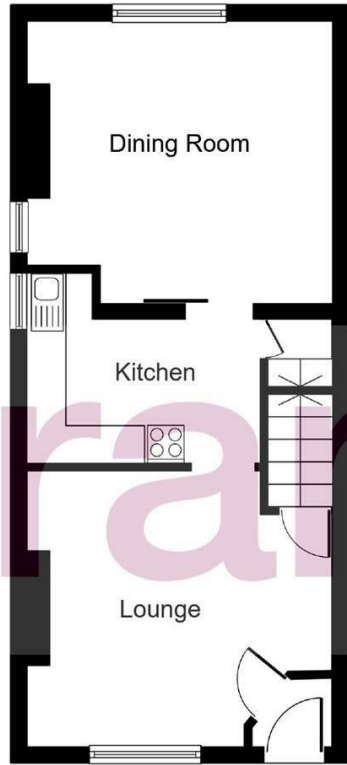
Please call our office to book a viewing on 01484 530361.











Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		22	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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