

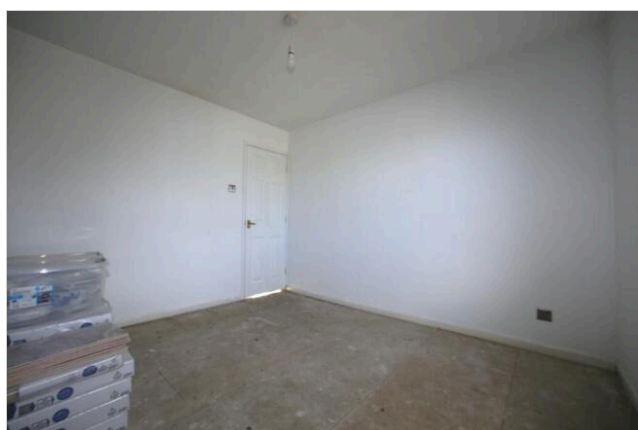
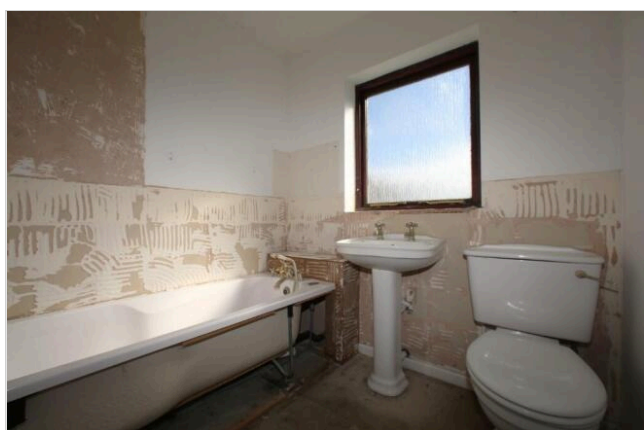
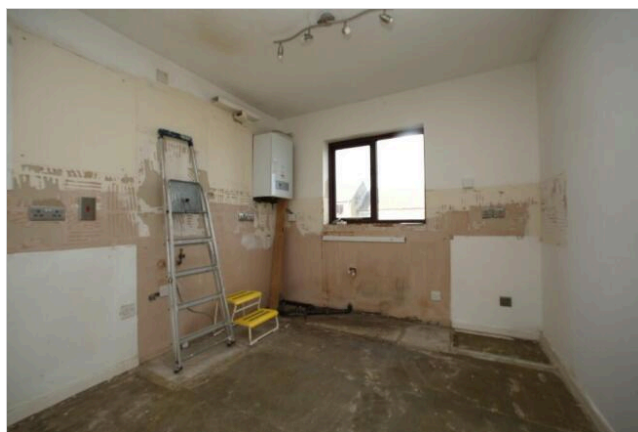
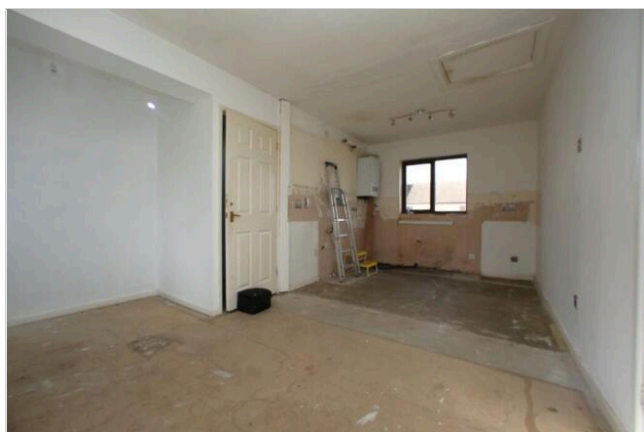
# 1 bedroom apartment for sale

Hill Top View, Hade Edge, Holmfirth, HD9

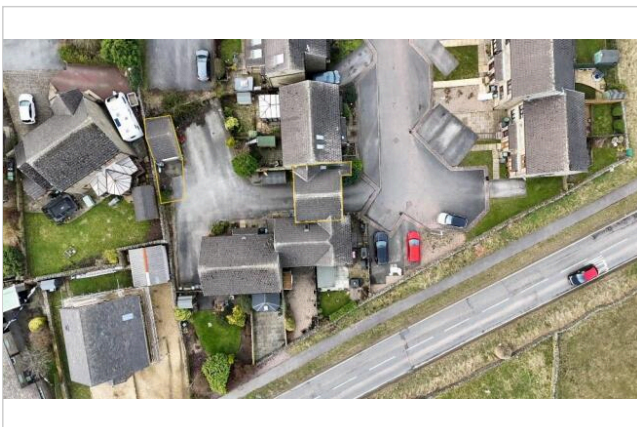
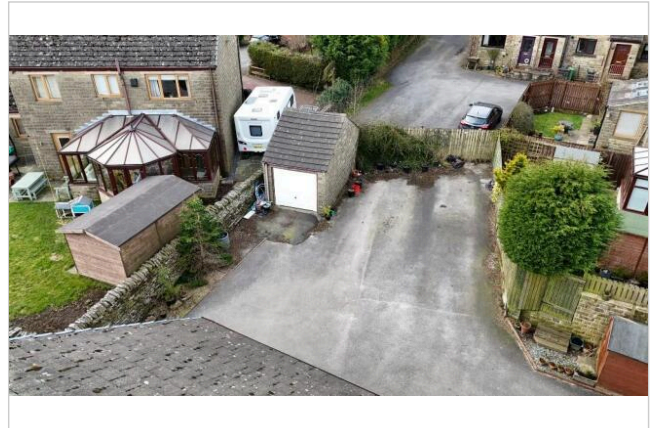
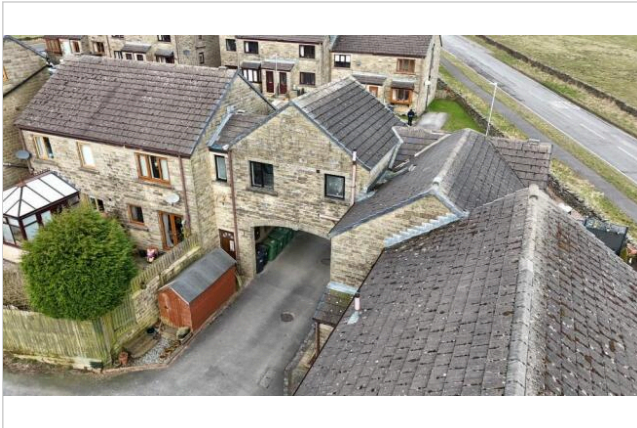
£110,000

Monthly mortgage payments

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## Property Description

## Key features

■ Council tax band A	■ EPC - C
■ 1 Double bedroom	■ Popular location
■ Scenic views	■ Close to well-regarded schooling
■ Short distance to Holmfirth centre	■ Sold chain free

## Full description

**Tenure:** Freehold

This property presents an excellent opportunity for both investors and first-time buyers, offering stunning, far-reaching views across the valley. It also features ample storage space, including a garage and convenient understairs storage located to the rear of the property.

### Key property details

**Roof material** - Tiled

**Property construction** - Coursed Stone & Render

**Windows & Doors** - UPVC Double Glazed

**Heating powered by** - Gas Central Heating

Accommodation Listing:

### Ground Floor

**Entrance Hall** - Staircase, leading to lounge/kitchen, bathroom and bedroom.

**Kitchen** - Open plan kitchen/lounge, perfect opportunity for anyone to put their own personal stamp on the property, the space will require a full kitchen installation.

**Lounge** - 3.93m x 1.89m - The lounge is a spacious blank canvas, offering an open-plan kitchen and lounge area, ready for transformation. It boasts expansive views across the surrounding fields and provides access to the loft space, adding potential for further development.

### First Floor

**Bathroom** 1.98m x 1.91m - A bright bathroom featuring a window, complete with a three-piece suite, including a bath, sink, and toilet.

**Bedroom 1 (Front)** 3.30m x 2.90m - Generous double bedroom with stunning views, radiator and large window.

**Store Cupboard** 1.19m x 0.74m - Walk in storage space with wall mounted shelves.

**Parking arrangements** - Parking available to the rear of the property, with a garage.

**Outside space** - The property features a garden area to the front, along with spacious outdoor understairs cupboard for additional storage.

**Tenure** - Freehold

**Council Tax Band** - A

**Energy Performance Rating** - C

**Mains Gas** - Yes

**Mains Electricity** - Yes

**Mains Water** - Yes

**Viewing** - By appointment with Harvey & Ryall

**What 3 Words location** - ///forgives.tend.banana

**Boundaries & Ownerships** - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would like any more information of the subject, please contact us where we would be happy to discuss.

### Additional Details

Plenty of local amenities in the local village, food, shops, and schools all in the area.

- 1.5 miles from Holmfirth Centre
- 6.0 miles from Holme Moss Summit
- 9.6 miles from Huddersfield Royal Infirmary

Please contact us to arrange a viewing or your own market appraisal

This property is marketed and listed by Harvey & Ryall

Harvey & Ryall work in partnership with local trusted Solicitors & Mortgage advisors. Please contact us for more information.

**Mortgage Advice** - 100% free with no obligation mortgage advice appointment with one of our partners. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

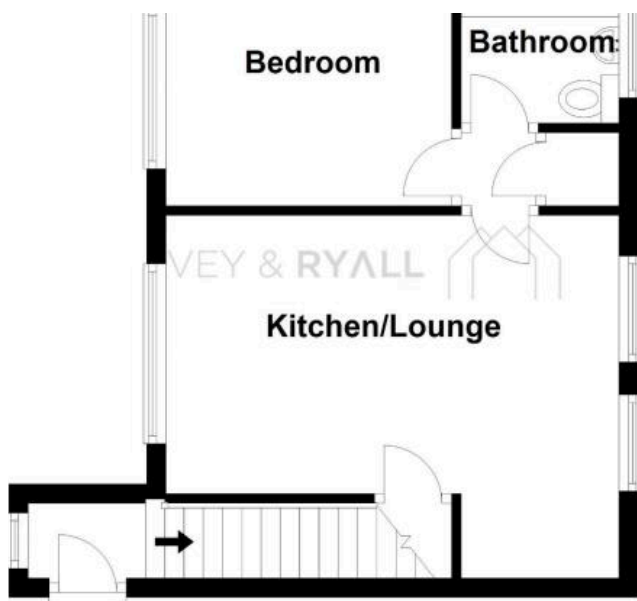
**Solicitors** - Conveyancing quotation with one of our partners.

**Energy Performance Certificates (EPCs)**

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## Floorplans

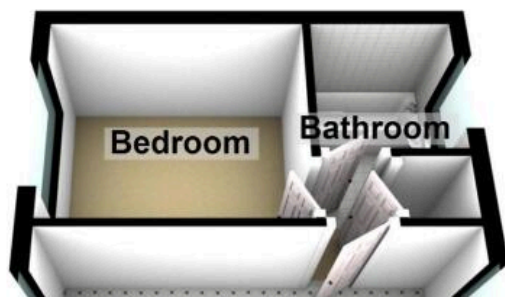
Floorplan 1

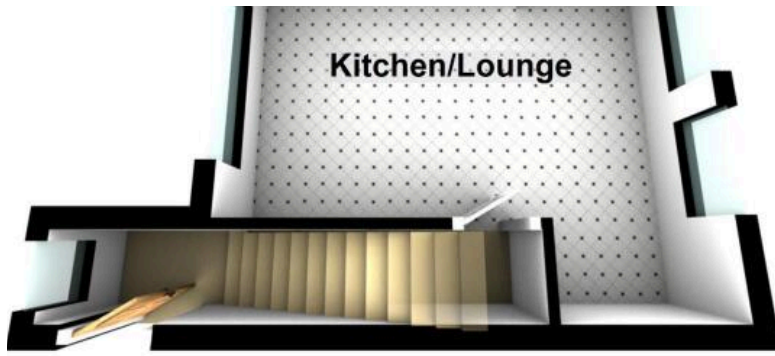


For Illustration Purposes Only, Not To Scale  
Plan produced using PlanUp.

**18 Hill Top View, Holmfirth**

Floorplan 2





For Illustration Purposes Only, Not To Scale  
Plan produced using PlanUp.

## 18 Hill Top View, Holmfirth

map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. [Take me back to the start](#)

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