



, 19c Back Lane
Holmfirth, HD9 1HG

O.I.R.O £475,000

A beautiful four double bedroom family home in an elevated position a short walk from the heart of the village with off road parking, garage and large garden which forms part of a gentlemen's residence. The property has plenty of character while being ideal for modern living and is sympathetically presented with carefully chosen fixtures and fittings throughout. This interesting family home retains many original features including fireplaces, sash style windows and shutters, deep skirting boards, ornate cornicing and high ceilings. Briefly comprises entrance hall, lounge, down stairs wc, inner hallway, two staircases, open plan family/dining room and breakfast kitchen. To the first floor are two bedrooms, both with ensuite and family bathroom and two further second floor bedrooms. Garage, parking and gardens.

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- FOUR BEDROOM FAMILY HOME A SHORT WALK FROM HOLMFIRTH CENTRE
- LOVELY HOLMFIRTH VIEWS
- PERIOD FEATURES THROUGHOUT AND TWO RECEPTION ROOMS
- ATTRACTIVE MATURE AND PRIVATE FRONT GARDEN
- OFF ROAD PARKING AND GARAGE
- DOWNSTAIRS WC, FAMILY BATHROOM AND TWO ENSUITES

Entrance

Lounge

17'11" x 13'11" (5.46m x 4.24m)

Inner Hallway

WC

4'9" x 3'5" (1.45m x 1.04m)

Family Room/Open Plan Dining Room

16'3" x 13'9" (4.95m x 4.19m)

Breakfast Kitchen

15'10" x 13'11" (4.83m x 4.24m)

First Floor Landing

Master Bedroom

18'0" x 12'0" (5.49m x 3.66m)

Ensuite

Bathroom

8'4" x 6'10" (2.54m x 2.08m)

Bedroom 2

14'3" x 7'6" (4.34m x 2.29m)

Ensuite

Second Floor Landing

Bedroom 3

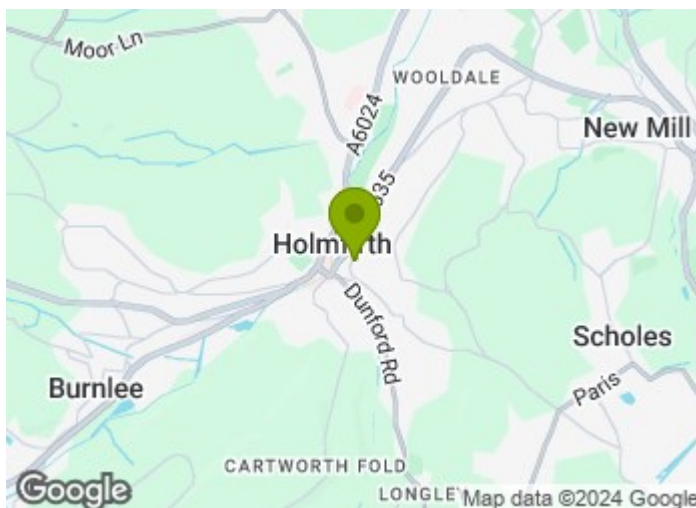
14'6" x 9'2" (4.42m x 2.79m)

Bedroom 4

14'6" x 8'9" max (4.42m x 2.67m max)

Parking and Garage

Garden

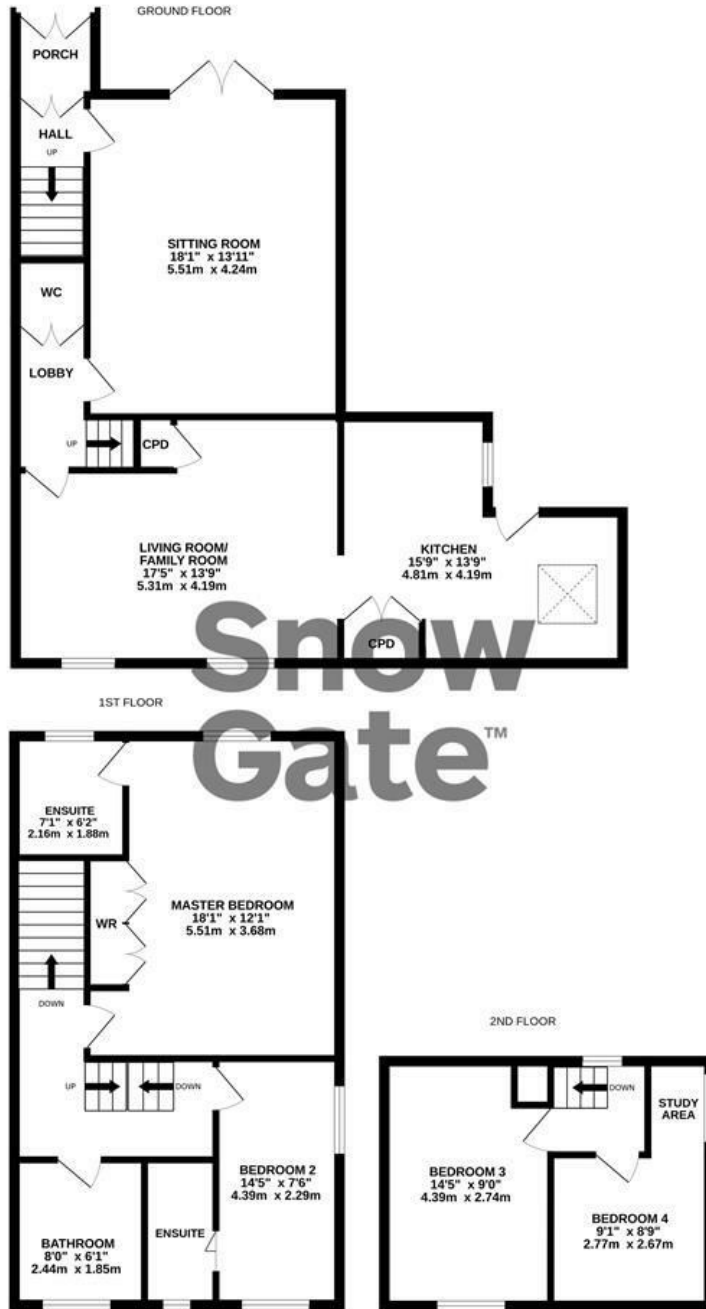


Directions

By car - From the centre of Holmfirth take Station Road towards New Mill, and take the first right onto Back Lane. Thorp Heys can be found on the left hand side about halfway along Back Lane. On foot - From the centre of Holmfirth off Towngate, walk passed the church on the left and Kayes on the right, up the steps to the left side of Beatties cafe. Follow the path onto Church Terrace and bare right onto Bunkers Hill leading onto Back Lane. At the top of the path turn right onto Back Lane and the property is located on the left hand side.

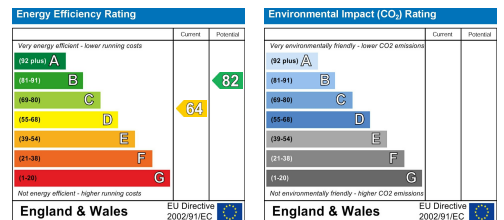


Floor Plan



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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