

## 57 Underbank Old Road

Holmfirth, HD9 1AS

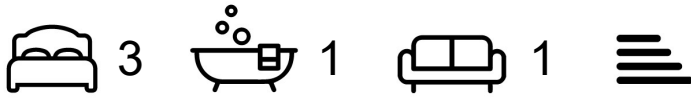
A rare opportunity to purchase a spacious three bedroom "chocolate box" Grade II Listed character cottage presented to a very high standard throughout with lovely views from all the windows - mullion windows, exposed beams and two wood burning stoves. To the rear of the property is a large detached garage plenty large enough for car storage and gym area with mezzanine storage and two off road parking spaces on the drive. Briefly comprises - porch, lounge, breakfast kitchen, three good sized bedrooms and a bathroom. Outside seating area. Utterly stunning.

**O.I.R.O £365,000**



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- BEAUTIFULLY PRESENTED THREE BEDROOM CHARACTER COTTAGE
- STUNNING HOLME VALLEY VIEWS
- MULLION WINDOWS, TWO WOOD BURNING STOVES AND EXPOSED BEAMS
- A SHORT WALK FROM THE HEART OF HOLMFIRTH
- HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT
- LARGE DETACHED STONE GARAGE AND OFF ROAD PARKING

## Entrance

## Lounge

14'9" x 14'8" (4.50m x 4.47m)

## Breakfast Kitchen

15'0" x 8'0" (4.57m x 2.44m)

## First Floor Landing

## Bathroom

13'4" x 8'6" (4.06m x 2.59m)

## Master Bedroom

12'8" x 11'8" (3.86m x 3.56m)

## Rear Porch

8'2" x 4'5" (2.49m x 1.35m)

## Second Floor Landing

## Bedroom 2

13'7" x 10'2" (4.14m x 3.10m)

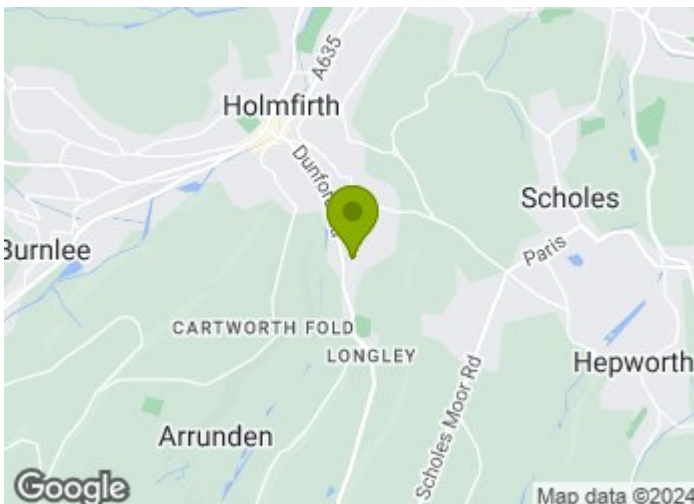
## Bedroom 3

8'10" x 7'4" (2.69m x 2.24m)

## Garage and Parking

24'10" x 13'3" average (7.57m x 4.04m average)

## Outside Seating Area



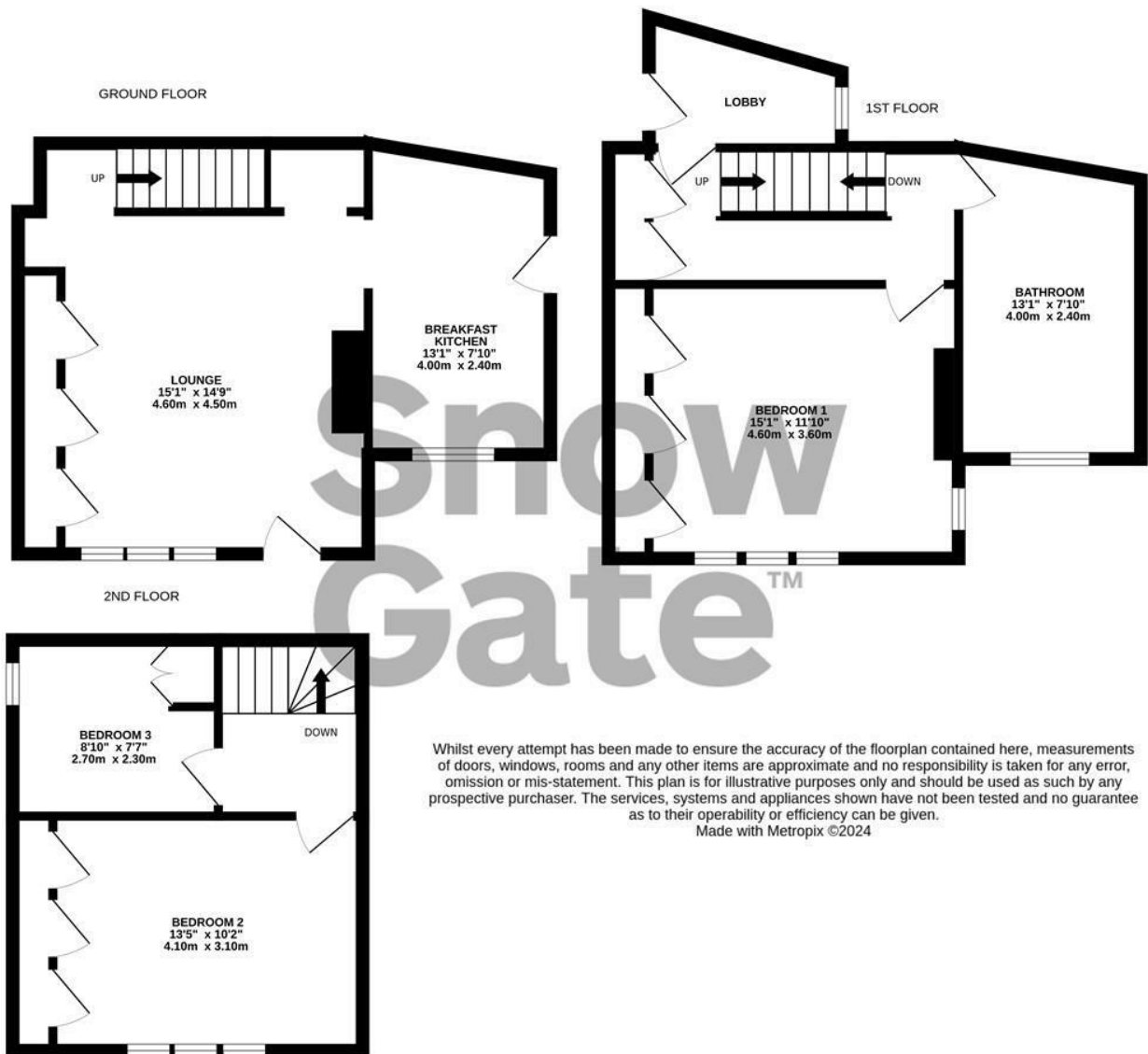
## Directions

From the centre of Holmfirth take Dunford Road towards Hade Edge. Take a left turn approx half a mile on to Underbank Old Road where the property can be found on the left hand side just after the old mill chimney.





# 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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**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800

**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

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