

10 Leyfield Bank

Wooldale, Holmfirth, HD9 1XU

A stunning four bedroom detached true bungalow set in a third of an acre with beautiful views to both front and rear. The property is walking distance from Holmfirth and New Mill centres and has loads of potential. Ready for a programme of cosmetic modernisation there is potential to extend to the rear and above if required. The accommodation briefly comprises porch, hallway, lounge, dining room, kitchen, conservatory, WC, bathroom and four bedrooms. Huge integral garage, off road parking and gardens to front and rear. A very rare opportunity!

£475,000

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- A SUBSTANTIAL FOUR BEDROOM DETACHED TRUE BUNGLOW IN A THIRD OF AN ACRE
- HUGЕ SCOPE/POTENTIAL FOR EXTENSION TO THE REAR AND ABOVE
- READY FOR A PROGRAMME OF COSMETIC MODERNISATION
- WALKING DISTANCE TO BOTH NEW MILL AND HOLMFIRTH CENTRE
- AMAZING ELEVATED VIEWS TO BOTH FRONT AND REAR
- LARGE PLOT WITH MATURE GARDENS, OFF ROAD PARKING AND INTEGRAL GARAGE

Entrance Hallway

5'6" x 5'6" (1.68m x 1.68m)

Inner Hallway

Lounge

16'11" x 12'11" (5.16m x 3.94m)

Dining Room

17'5" x 10'5" (5.31m x 3.18m)

Kitchen Area

9'11" x 8'2" (3.02m x 2.49m)

Conservatory

15'1" x 9'4" (4.60m x 2.84m)

Integral Garage

25'2" x 10'8" (7.67m x 3.25m)

WC

5'6" x 3'11" (1.68m x 1.19m)

Bedroom 3 (front)

12'2" x 10'2" (3.71m x 3.10m)

Bedroom 1 (rear)

13'8" x 9'10" (4.17m x 3.00m)

Bedroom 2 (side)

12'1" x 10'9" (3.68m x 3.28m)

Bedroom 4 (rear)

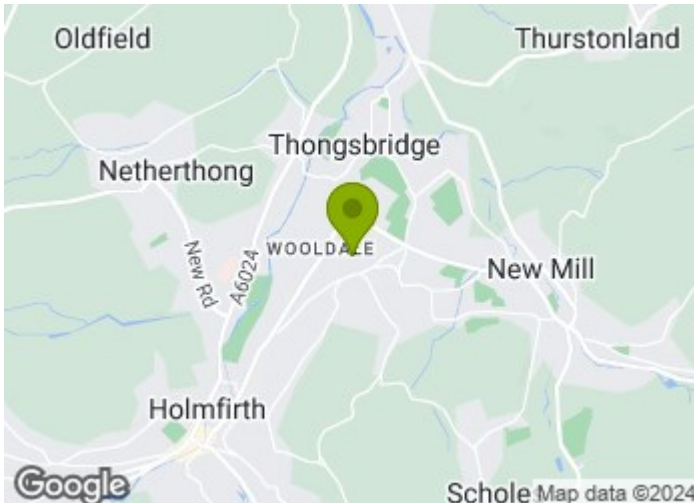
10'0" x 7'0" (3.05m x 2.13m)

Bathroom

9'7" x 6'0" (2.92m x 1.83m)

Parking and Front Garden

Rear Garden



Directions

From the centre of Holmfirth take Station Road towards New Mill and then a right onto Town End Road. Leyfield Bank is accessed just before the centre of Wooldale village on the left hand side with the property towards the lower side of the circular route.



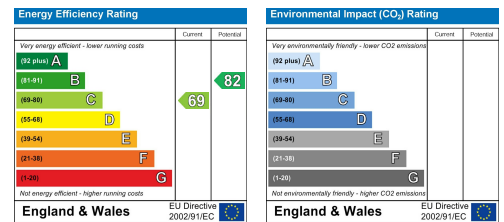
Floor Plan



Ground Floor

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