



1 Elm Avenue

Thongsbridge, Holmfirth, HD9 7ST

Outstanding four-bedroom family property with additional loft room. This fabulous extended end terrace provides spacious accommodation throughout, perfect for a growing family. The property briefly comprises - living room, large dining room, dining kitchen, separate utility room, then to the first floor a master bedroom with ensuite & dressing room, three further bedrooms and house bathroom plus sizable loft room, externally there is off road parking and large garden. All conveniently located near well regarded schools and local amenities together with public transport commuter links.

The very popular Devour restaurant is within walking distance and leads to a variety of riverside and woodland walks towards both Holmfirth and Honley. The local 'rec' is also due for a programme of regeneration in the near future with woodland areas, carvings etc making it a pleasant environment for raising a family.

Viewing is highly recommended!

O.I.R.O £300,000

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- FOUR BEDROOM FAMILY HOME
- MASTER BEDROOM WITH ENSUITE & DRESSING ROOM
- SIZABLE ACCOMMODATION OVER 3 FLOORS
- LARGE GARDEN & DRIVEWAY
- TWO RECEPTION ROOMS & DINING KITCHEN
- CLOSE TO LOCAL AMENITIES & PUBLIC TRANSPORT LINKS

Hallway

Living Room

13'5 x 13'3 (4.09m x 4.04m)

Dining Room

17'1 x 10'6 (5.21m x 3.20m)

Dining Kitchen

16'9 x 9'3 (5.11m x 2.82m)

Utility Room

10'6 x 5'7 (3.20m x 1.70m)

First Floor Landing

Master Suite

16'11 x 10'6 (5.16m x 3.20m)

Ensuite

Bedroom Two

13'5 x 9'7 (4.09m x 2.92m)

Bedroom Three

9'6 x 9'3 (2.90m x 2.82m)

Bedroom Four

10'0 x 6'11 (3.05m x 2.11m)

House Bathroom

7'8 x 6'3 (2.34m x 1.91m)

Loft Room

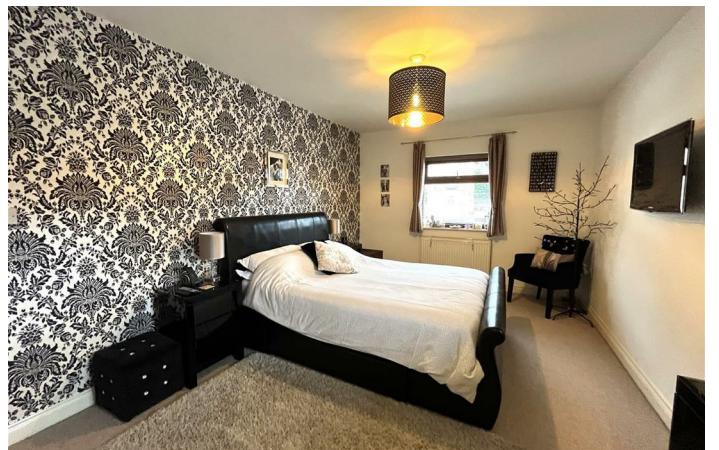
26'11 x 11'3 (8.20m x 3.43m)

External

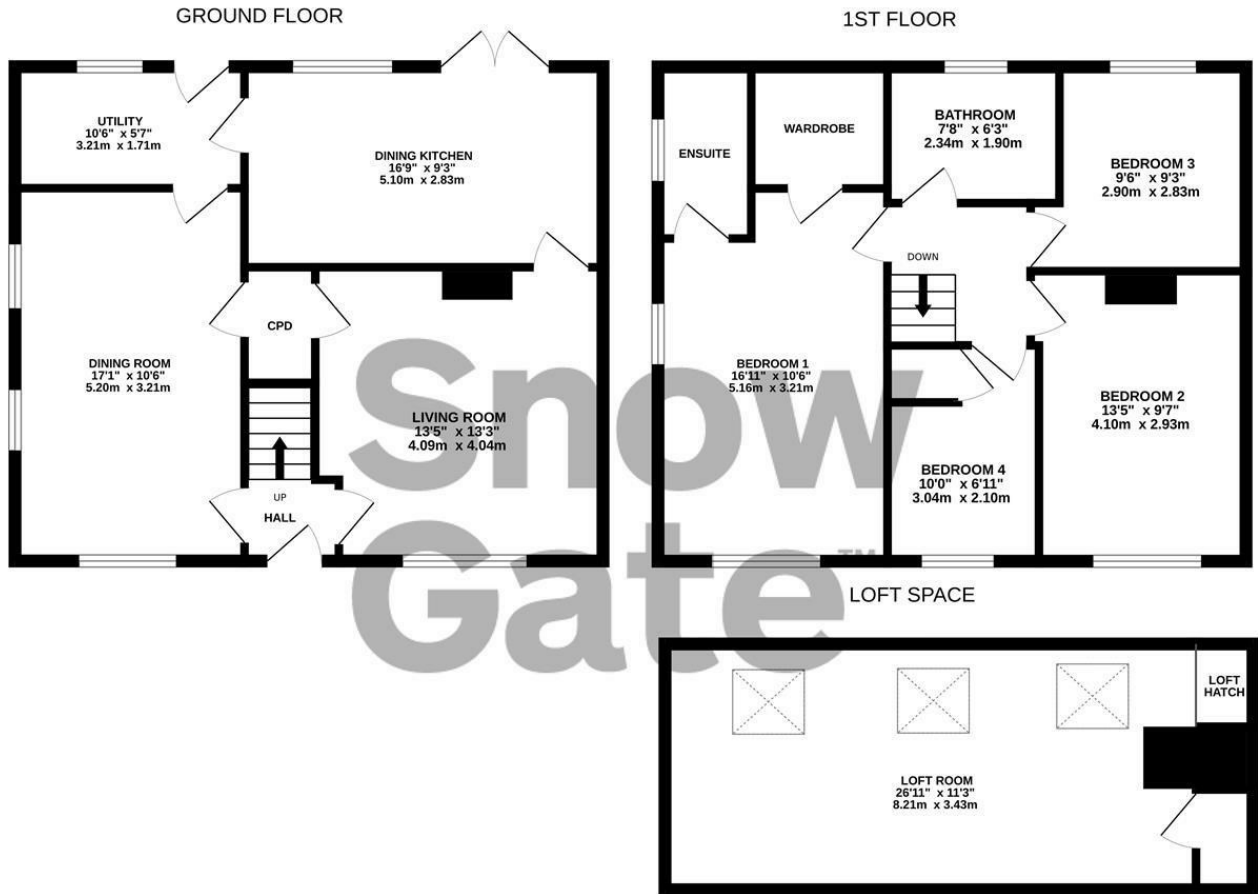


Directions

From Holmfirth head towards Honley along Huddersfield Road for approx 1 mile. At Thongsbridge junction take a right onto Miry Lane and follow this up towards the bottom side of the high school, taking a left onto Woodlands Avenue and then second right onto Elm Avenue.

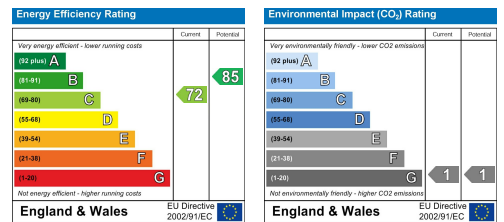


Floor Plan



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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