

136 Dunford Road

Holmfirth, HD9 2DT

A beautifully presented two bedroom under dwelling cottage tucked away from the main road with a lovely garden and views across the river to a woodland back drop. Located just a short walk from the heart of Holmfirth with all of its bars, restaurants, shops and music venue the cottage has loads of character blended with contemporary fixtures and fittings. Briefly comprises entrance lobby, cellar head storage, lounge, breakfast kitchen, spacious landing, two double bedrooms and a bathroom. To the front is a low maintenance split level garden with two sitting areas and a wooden shed. Must be viewed.

£165,000

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- CHARACTER TWO BEDROOM UNDER DWELLING COTTAGE
- EXCELLENT CONDITION THROUGHOUT - WALK TO HOLMFIRTH
- BEAUTIFUL VIEWS AND LARGE FRONT GARDEN
- BREAKFAST KITCHEN AND SEPARATE LOUNGE
- TWO GOOD SIZED FIRST FLOOR BEDROOMS
- QUIET LOCATION AWAY FROM THE MAIN ROAD

Entrance

Cellar Head

8'11" x 2'10" (2.72m x 0.86m)

Lounge

14'10" x 11'2" (4.52m x 3.40m)

Breakfast Kitchen

14'1" x 8'6" (4.29m x 2.59m)

First Floor Landing

Bedroom 1

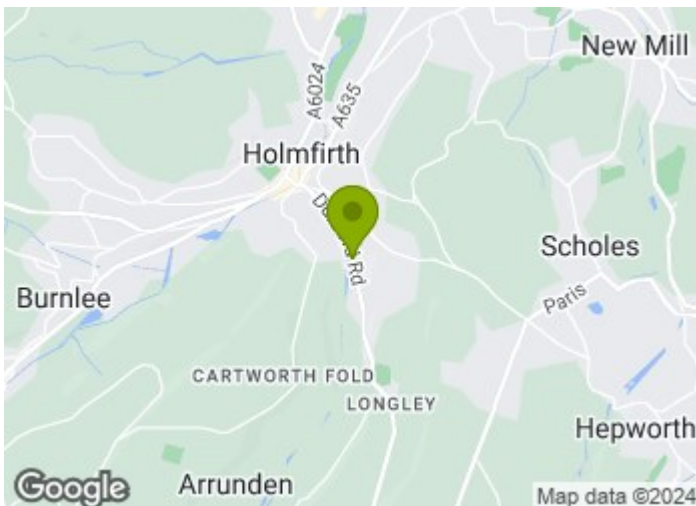
12'11" x 8'6" (3.94m x 2.59m)

Bedroom 2

9'2" x 8'0" (2.79m x 2.44m)

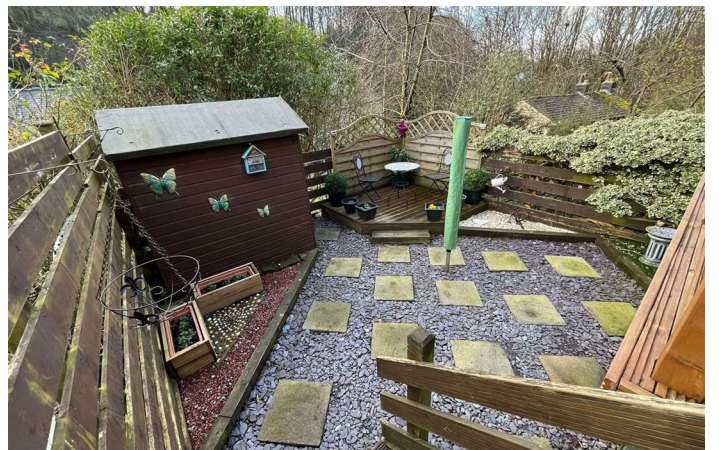
Bathroom

Garden

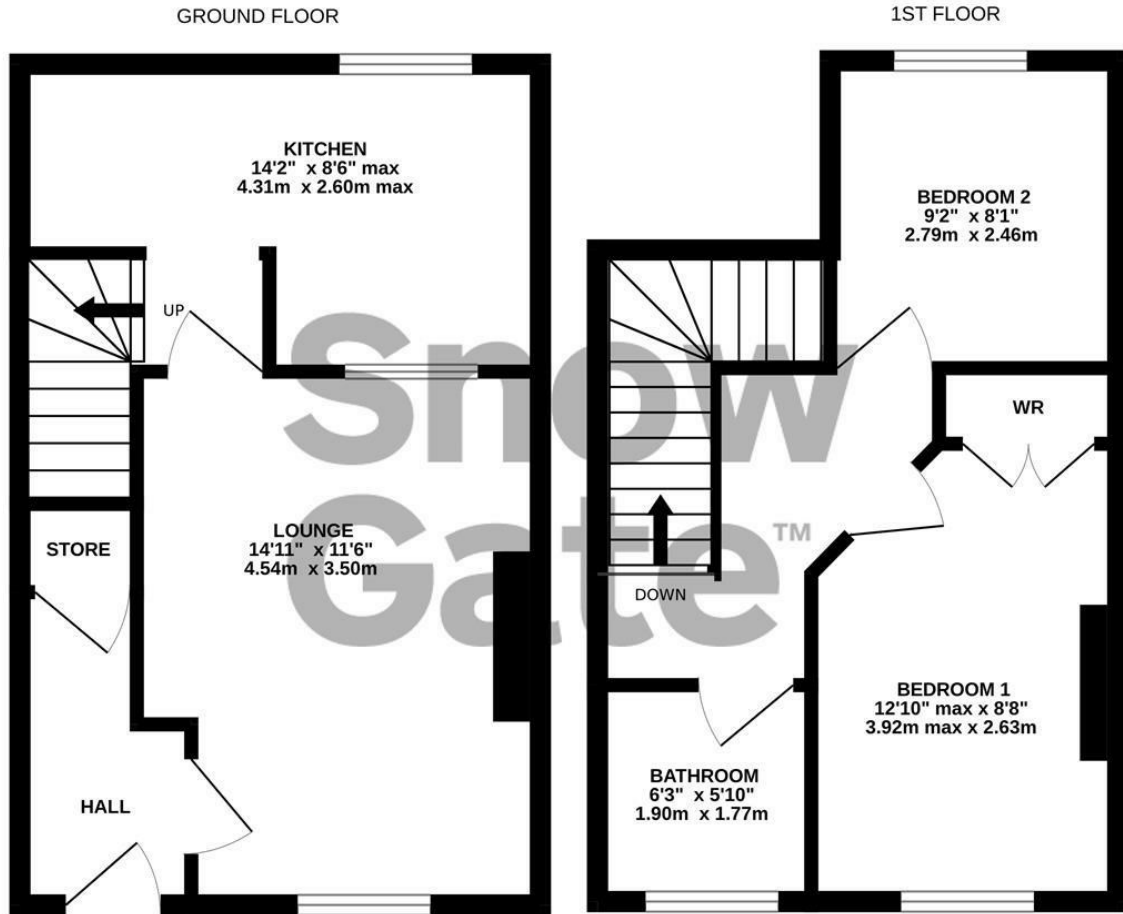


Directions

From the centre of Holmfirth take Dunford Road towards Hade Edge, the property can be found on the right hand side shortly after Swan Bank Lane.

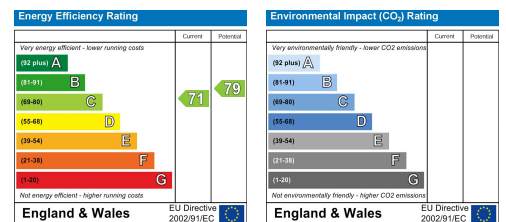


Floor Plan



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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