



Snow Gate™

Estate agency done properly



9 Leyfield Bank

Wooldale, Holmfirth, HD9 1XU

A really special two/three bedroom detached true bungalow on this impressive plot with the most amazing views of the Holme Valley to both front and rear. The property has plenty of potential for improvement/modernisation with neighbouring properties adding extra floors and extending to the rear. The private location is just a short walk from the High School and Holmfirth, New Mill and Wooldale centres. Briefly comprises entrance lobby/porch, lounge, dining/garden room, dining kitchen, inner hallway, two double bedrooms, master with ensuite/bedroom 3 and conservatory. Large garage, off road parking and both front and rear gardens. NO VENDOR CHAIN.

O.I.R.O £425,000

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- DETACHED TWO/THREE BEDROOM TRUE BUNGALOW
- OPEN PLAN LIVING ACCOMMODATION AND DINING KITCHEN
- AMAZING PICTURESQUE VIEWS TO BOTH FRONT AND REAR
- TWO DOUBLE BEDROOMS, HUGE ENSUITE/BEDROOM 3 AND CONSERVATORY
- PLENTY OF POTENTIAL FOR MODERNISATION/IMPROVEMENT
- LARGE GARAGE, OFF ROAD PARKING AND ENVIABLE SPACIOUS PLOT

Entrance

Lounge

22'7" x 11'3" (6.88m x 3.43m)

Dining Room

20'7" x 8'9" (6.27m x 2.67m)

Dining Kitchen

20'9" x 7'10" (6.32m x 2.39m)

Inner Hallway

Bathroom

6'10" x 5'6" (2.08m x 1.68m)

Bedroom 2

12'3" x 8'11" (3.73m x 2.72m)

Conservatory

11'6" x 10'7" (3.51m x 3.23m)

Master Bedroom

12'2" x 10'3" (3.71m x 3.12m)

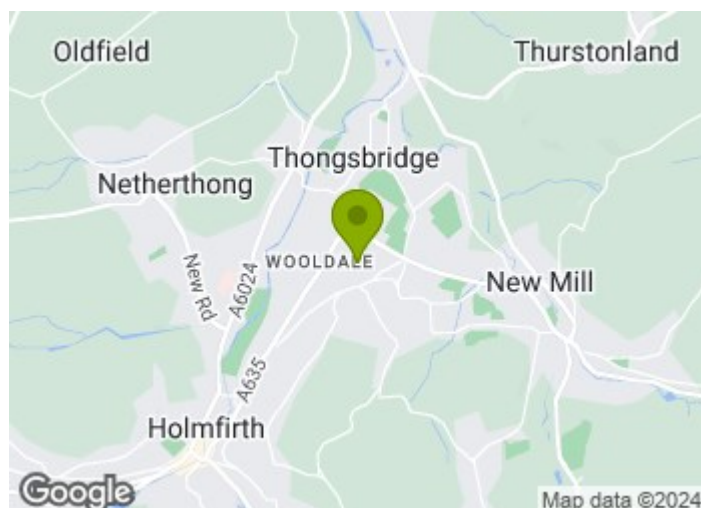
Ensuite

12'2" x 10'10" (3.71m x 3.30m)

Garage and off road parking

26'3" x 9'1" (8.00m x 2.77m)

Gardens

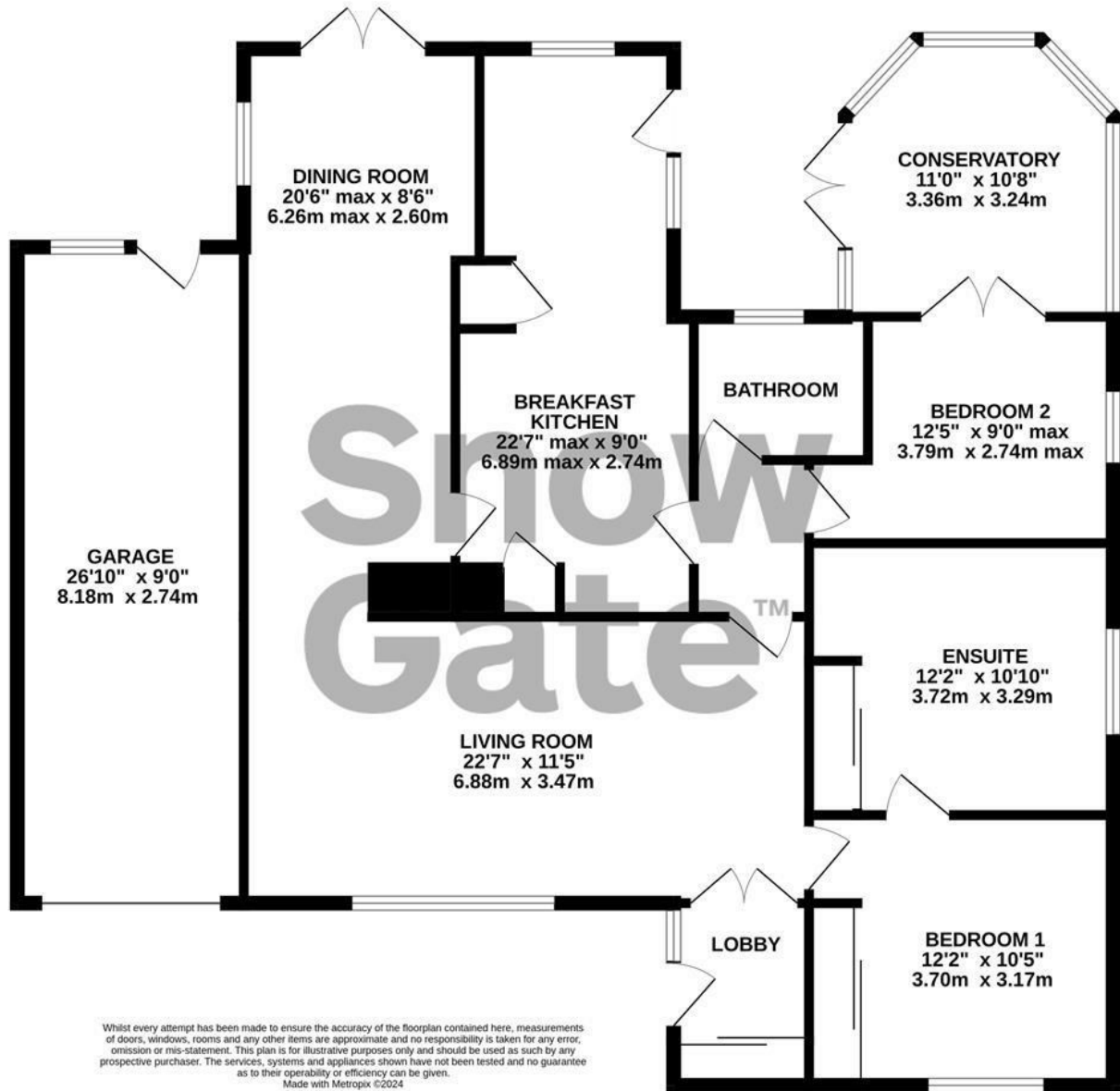


Directions

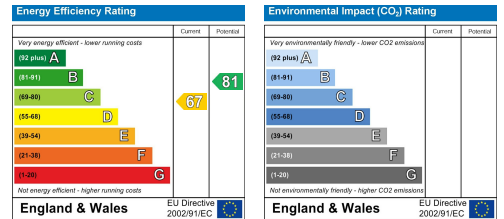
From the centre of Holmfirth take Station Road towards New Mill and then a right onto Town End Road. Leyfield Bank is accessed just before the centre of Wooldale village on the left hand side with the property towards the lower side of the circular route.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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