



## 58 Town End Road

Wooldale, Holmfirth, HD9 1XT

A rare opportunity to purchase a three bedroom detached barn conversion a short walk from the heart of Holmfirth with lovely views, open plan living accommodation and contemporary fixtures and fittings. Until recently a holiday let the property is available with no vendor chain and briefly comprises hallway, lounge, kitchen, three first floor bedrooms, master with ensuite and family bathroom. NO VENDOR CHAIN.

**£200,000**

# 58 Town End Road

Wooldale, Holmfirth, HD9 1XT



- THREE BEDROOM DETACHED BARN CONVERSION
- SHORT WALK FROM HOLMFIRTH CENTRE AND HIGH SCHOOL
- FAR REACHING VIEWS TO FRONT AND SIDE
- SPACIOUS OPEN PLAN LIVING ACCOMMODATION
- IDEAL LOW MAINTENANCE HOME OR INVESTMENT
- NO VENDOR CHAIN

## Entrance

## Lobby

## Open Plan Living Dining Kitchen

22'9" x 14'10" (6.93m x 4.52m)

## Kitchen

## First Floor Landing

## Master Bedroom

10'3" x 8'8" (3.12m x 2.64m)

## Ensuite

4'9" x 45'8" (1.45m x 13.92m)

## Bedroom 2

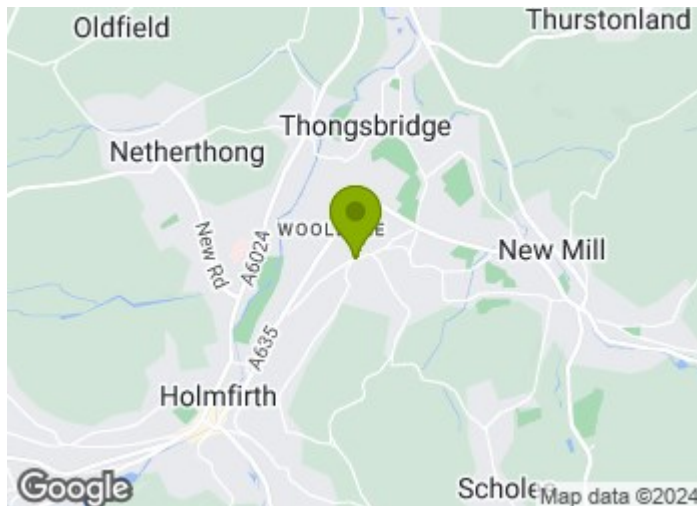
10'6" x 8'10" (3.20m x 2.69m)

## Bedroom 3

7'4" x 7'1" (2.24m x 2.16m)

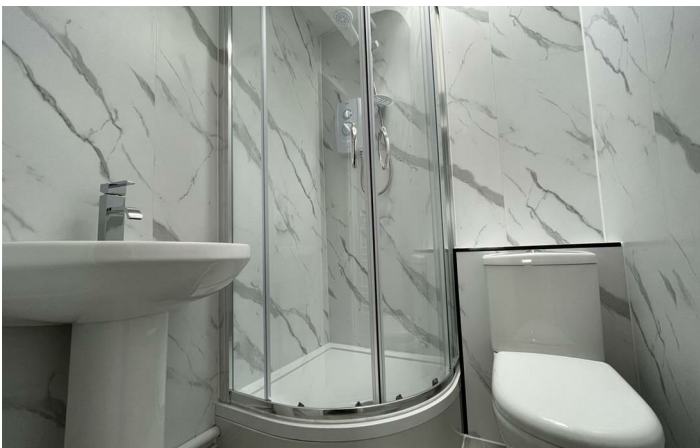
## Family Bathroom

7'7" x 4'6" (2.31m x 1.37m)



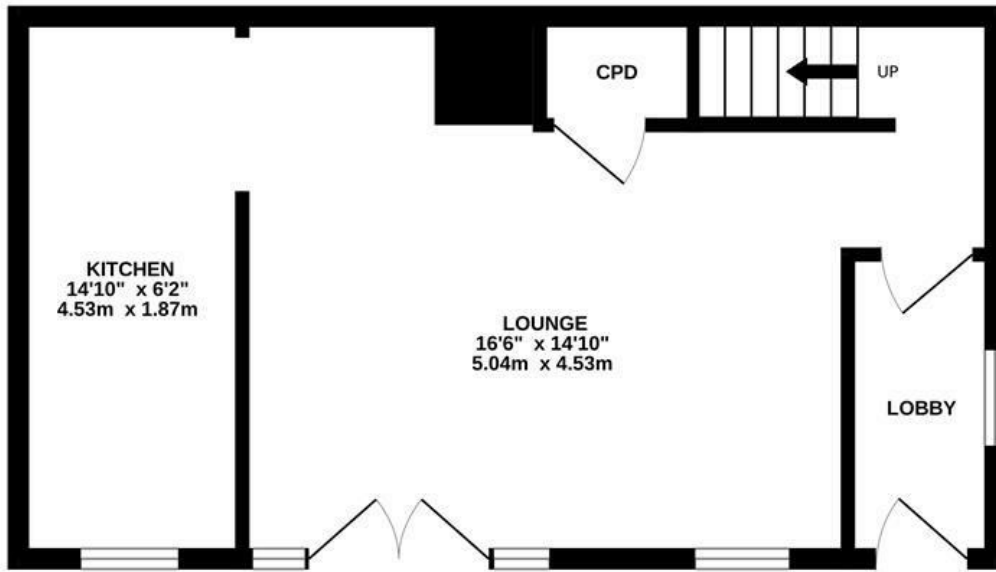
## Directions

From the centre of Holmfirth take Station Road towards New Mill. Town End Road is the first turning right towards Wooldale. The property can be found on the right hand side immediately after the turning to Cliff Road.

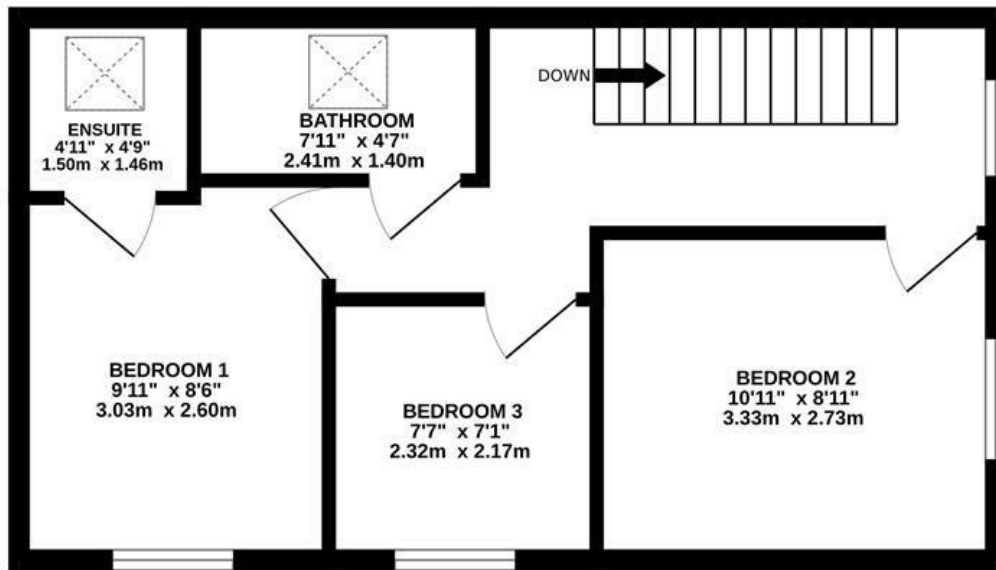


# Floor Plan

## GROUND FLOOR 389 sq.ft. (36.1 sq.m.) approx.



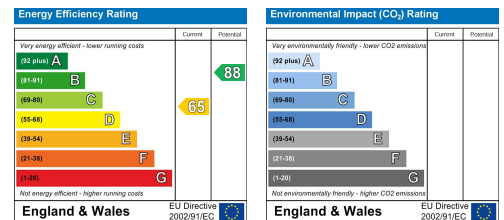
## 1ST FLOOR 397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

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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