



20 Smithy Place

Brockholes, Holmfirth, HD9 7AH

UNFURNISHED: A character filled two bedroom cottage in this sought after location with attractive views, off road parking/sitting space. Newly decorated and finished throughout the property briefly comprises an open plan living space with flagged floors and kitchen appliances and a useful cellar head larder. To the first floor are two bedrooms and a bathroom. Available early June.

£725 Per Calendar Month

20 Smithy Place

Brockholes, Holmfirth, HD9 7AH



- TWO BEDROOM CHARACTER COTTAGE
- FINISHED THROUGHOUT WITH MODERN FIXTURES AND FITTINGS
- VERY POPULAR LOCATION WITH ATTRACTIVE VIEWS
- OPEN PLAN LIVING ACCOMMODATION
- EXPOSED BEAMS. MULLION WINDOWS AND FLAGGED FLOORS
- OFF ROAD PARKING/SITTING OUT AREA
- NO PETS
- AVAILABLE EARLY JUNE
- BOND £700
- COUNCIL TAX BAND A

Entrance

Open plan living room/kitchen

16'4" x 13'10" (4.98m x 4.22m)

First Floor Landing

Bathroom

8'3" x 4'11" (2.51m x 1.50m)

Bedroom 1

9'1" x 8'10" (2.77m x 2.69m)

Bedroom 2

8'1" x 7'1" (2.46m x 2.16m)

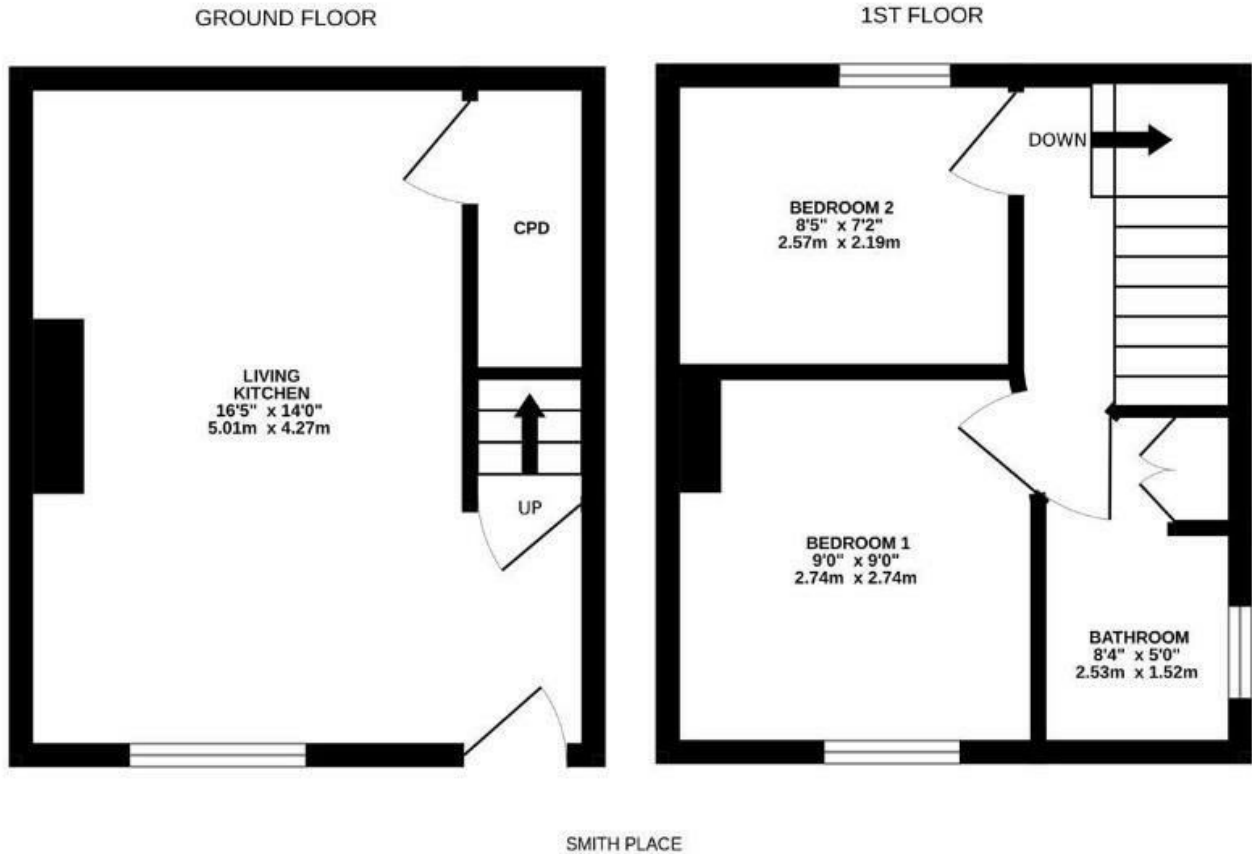
Parking and outside space



Directions

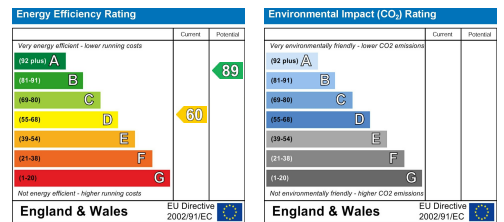


Floor Plan



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.
Made with Metropix ©2023

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.



**Estate
agency
done
properly**

**Snow
Gate™**

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk