

10 Binns Lane

Holmfirth, HD9 3BL

A fantastic opportunity to purchase a quality three bedroom semi-detached family home on this much admired lane just a short walk from the heart of Holmfirth. The property is now ready for a programme of modernisation and is available with no vendor chain. There is plenty of scope to add value and create a bespoke living space. Briefly comprises lobby, lounge, kitchen and dining room. To the first floor are three bedrooms and a family bathroom. Detached garage, off road parking and both front and rear gardens. NO VENDOR CHAIN.

O.I.R.O £310,000

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- THREE BEDROOM SEMI DETACHED FAMILY HOME
- READY FOR A PROGRAMME OF MODERNISATION
- DETACHED GARAGE, OFF ROAD PARKING & TWO OUTBUILDINGS
- LOVELY VIEWS AND BOTH FRONT AND REAR GARDENS
- A SHORT WALK TO HOLMFIRTH CENTRE
- BRAND NEW VIESSMANN COMBI BOILER INSTALLED
- NO VENDOR CHAIN

Entrance

Lounge

14'8" x 12'11" (4.47m x 3.94m)

Kitchen

11'11" x 7'2" (3.63m x 2.18m)

Dining Room

12'0" x 10'4" (3.66m x 3.15m)

First Floor Landing

Bathroom

7'9" x 5'9" (2.36m x 1.75m)

Front Bedroom

12'6" x 10'2" (3.81m x 3.10m)

Rear Bedroom

12'7" x 9'10" (3.84m x 3.00m)

Bedroom 3

6'8" x 5'11" (2.03m x 1.80m)

Garage and Parking

19'9" x 10'3" (6.02m x 3.12m)

Outbuildings

Gardens

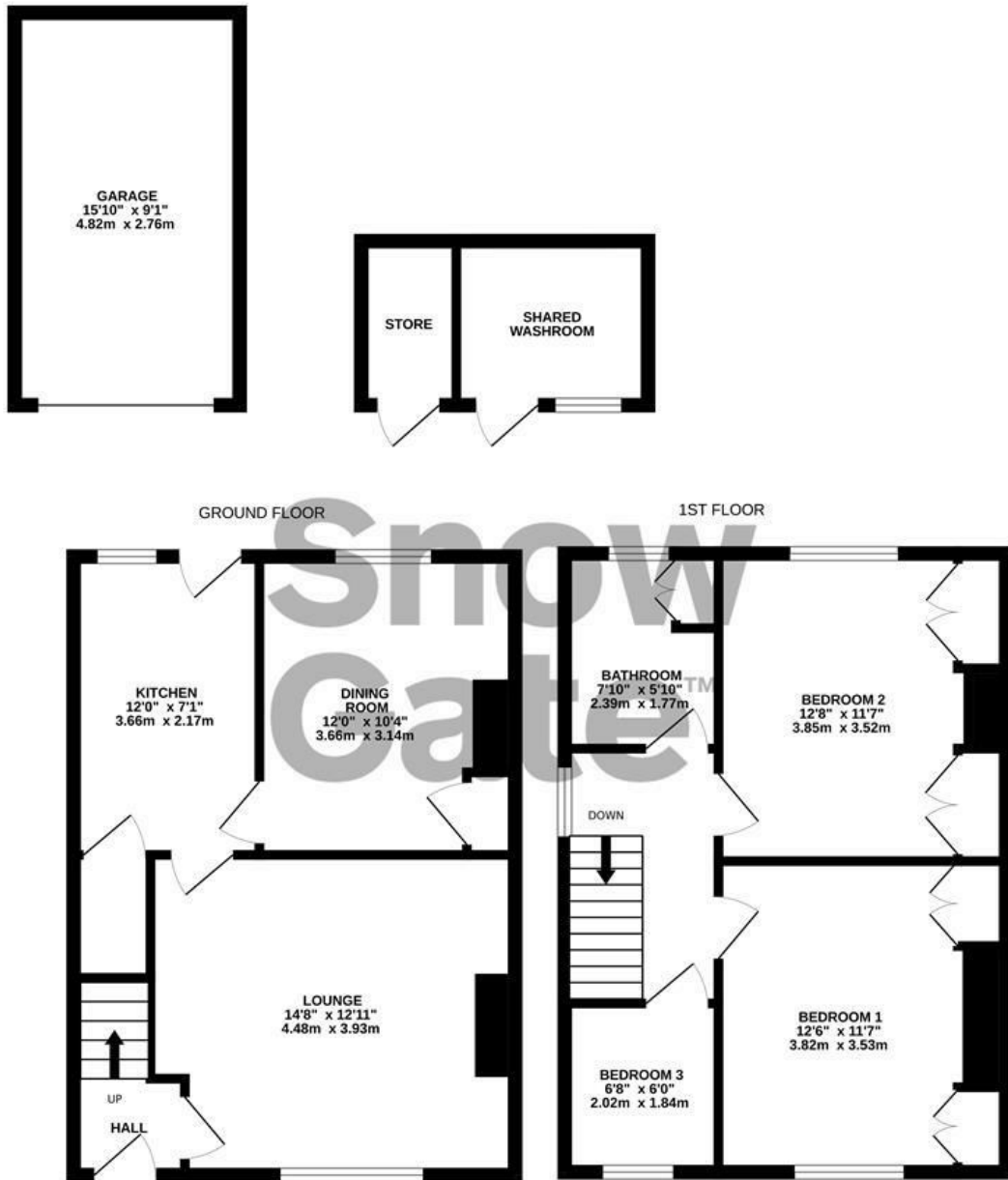


Directions

From the centre of Holmfirth off Huddersfield Road take Cooper Lane and take a left onto Binns Lane where the property can be found on the right hand side.



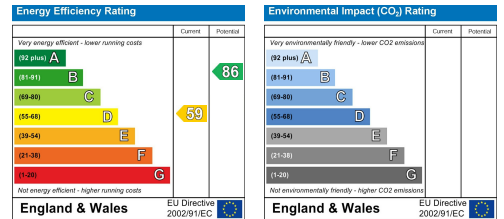
Floor Plan



TOTAL FLOOR AREA : 863sq.ft. (80.2 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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Estate agency done properly

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