

## 4 Ridings Fields

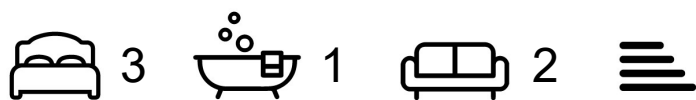
Brockholes, Holmfirth, HD9 7BG

A surprisingly spacious three/four bedroom townhouse in this fantastic location just a few minutes walk from the train station and excellent primary school. The accommodation, over three floors, is really flexible versatile with a second reception room/fourth bedroom on the lower ground floor and through lounge/diner to the upper ground floor opening out to the enclosed rear garden. Briefly comprises entrance hallway, downstairs wc, integral garage and second reception room/bedroom 4. To the upper ground floor, off the hallway are the kitchen and open plan lounge/diner with glazed doors to the garden and lovely front aspect views. To the first floor are three bedrooms and family bathroom. Off road parking, rear paved, lawned and decked garden and integral garage.

£290,000

# 4 Ridings Fields

Brockholes, Holmfirth, HD9 7BG



- THREE/FOUR BEDROOM TOWN HOUSE IN THIS VERY SOUGHT AFTER LOCATION
- VERY SHORT WALK TO THE TRAIN STATION AND PRIMARY SCHOOL
- ENCLOSED PAVED, LAWNED AND DECKED GARDEN
- THROUGH LOUNGE AND DINING ROOM
- OFF ROAD PARKING AND INTEGRAL GARAGE
- CONTEMPORARY THROUGHOUT WITH GAS CENTRAL HEATING AND DOUBLE GLAZING

## Entrance

### WC

6'6" x 3'2" (1.98m x 0.97m')

### Fourth Bedroom/Second Reception Room

9'6" x 8'4" (2.90m x 2.54m)

### Integral Garage

20'2" x 7'11" (6.15m x 2.41m')

### Upper Ground Hallway

### Kitchen

9'6" x 8'5" (2.90m x 2.57m)

### Lounge/Diner

22'1" x 12'2" (6.73m x 3.71m)

## First Floor

## Master Bedroom

10'11" x 9'11" (3.33m x 3.02m)

## Bedroom 2

11'10" x 8'5" (3.61m x 2.57m)

## Bedroom 3

9'6" x 8'4" (2.90m x 2.54m)

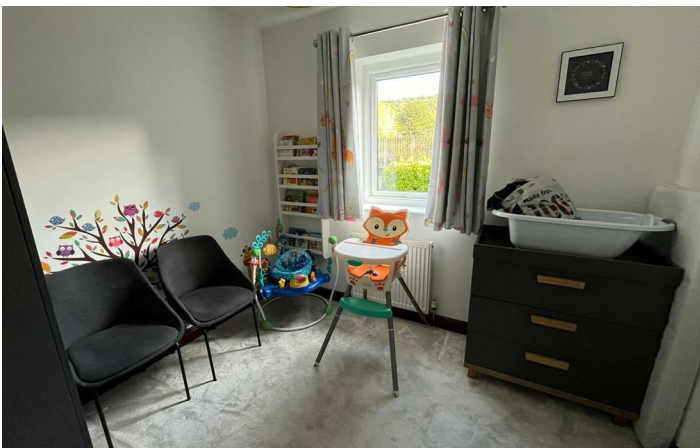
## Family Bathroom

6'9" x 6'7" (2.06m x 2.01m)

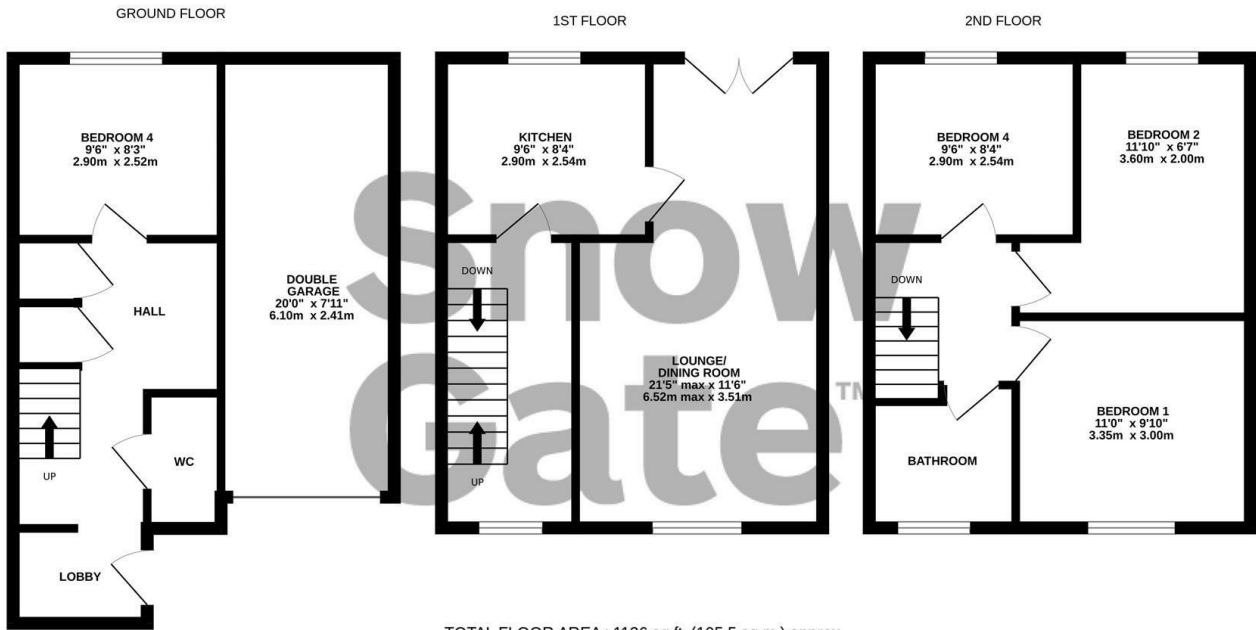
## Parking and Garage



## Directions



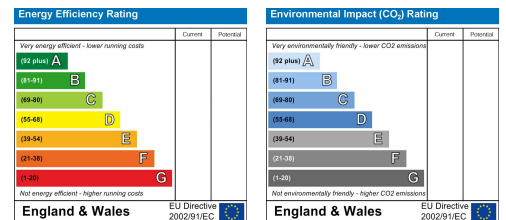
# Floor Plan



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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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