



## 10 Fearnley Court

Wooldale, Holmfirth, HD9 1UD

A characterful three bedroom townhouse, formerly part of the old mill, surrounded by open countryside. The property offers split level accommodation with original exposed beams, roof trusses and feature fireplace. Ideal for someone wanting to put their own stamp on the place with plenty of opportunity to add future value.

Briefly comprises entrance porch with inner hallway leading to the integral garage and utility facilities, dining kitchen, double height reception room with patio doors to the rear garden, three bedrooms and house bathroom. Situated in a semi rural setting between Totties and Wooldale with all the local amenities of Holmfirth just a five minute drive away. Viewing highly recommended!

O.I.R.O £270,000



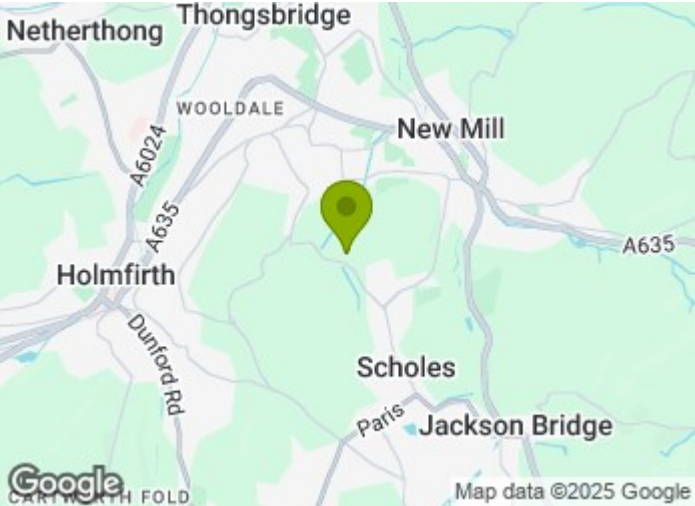
# 10 Fearnley Court

Wooldale, Holmfirth, HD9 1UD



- THREE BEDROOM CHARACTER TOWNHOUSE
- SEMI RURAL LOCATION CLOSE TO TOTTIES/WOOLDALE
- AVAILABLE WITH NO VENDOR CHAIN
- INTEGRAL GARAGE, DRIVEWAY & ENCLOSED GARDEN
- CONVENIENTLY LOCATED WITHIN 5 MINUTES OF HOLMFIRTH CENTRE
- FAR REACHING COUNTRYSIDE VIEWS
- READY FOR A PROGRAMME OF COSMETIC IMPROVEMENTS

Entrance Porch	Bedroom 3
Hallway	10'2 x 6'10 (3.10m x 2.08m)
Utility Cupboard	Bedroom 1
Integral Garage	11'6 x 8'11 (3.51m x 2.72m)
Dining Kitchen	Garden
Lounge	Parking
Bedroom 2	
Bathroom	
Landing	



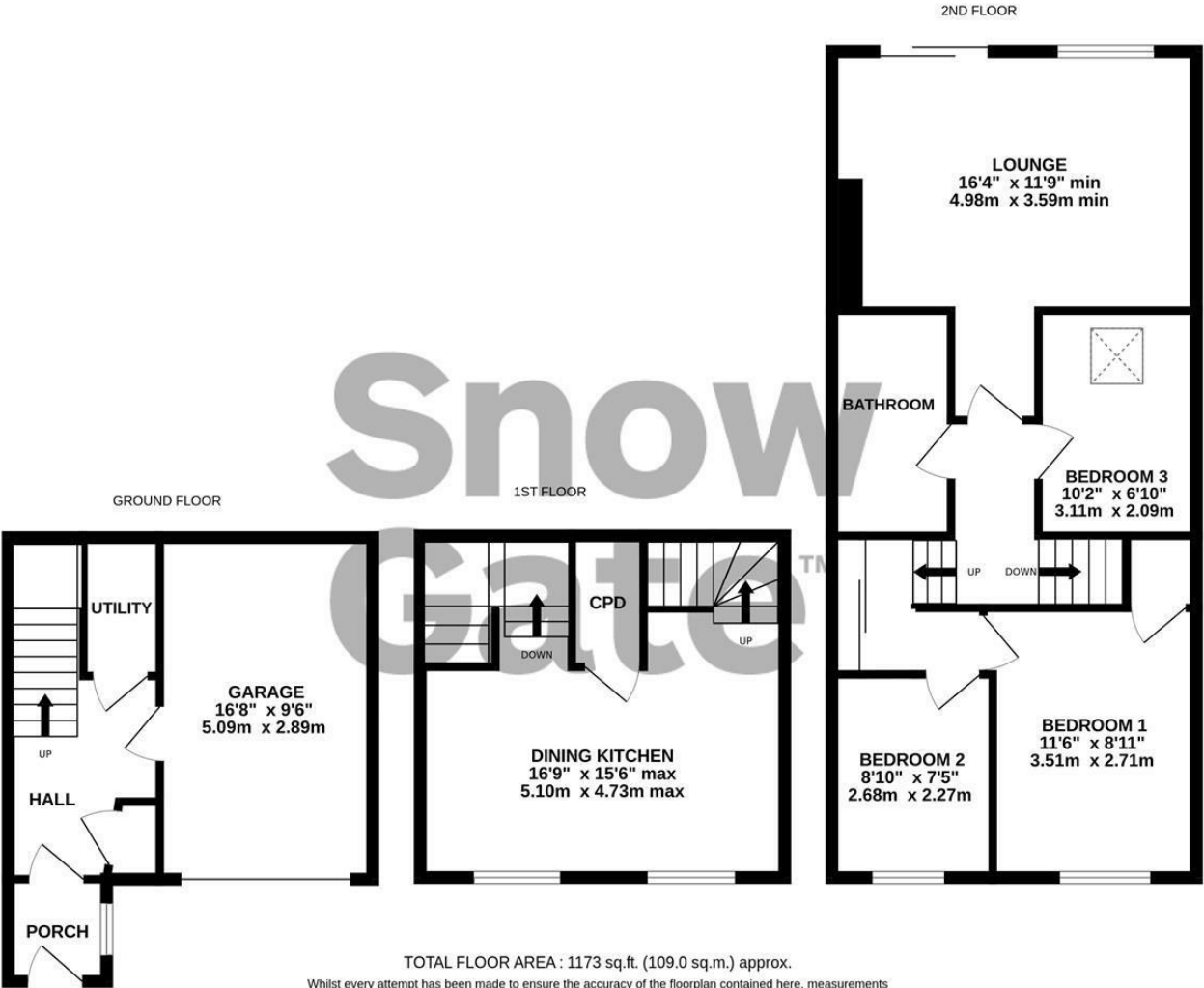
Directions







Floor Plan

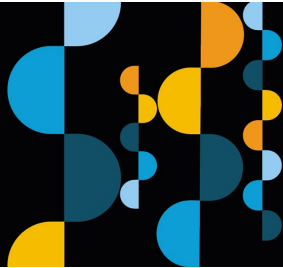
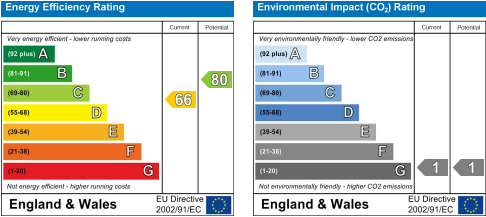


TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

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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