



# Snow Gate™

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properly**



## 45 Dunford Road

Holmfirth, HD9 2DT

An imposing five bedroom detached family home just above the heart of Holmfirth with a tiered rear garden. The property is ready for a programme of modernisation and is a fabulous opportunity to create a stunning and spacious Victorian town house just a few minutes walk from all the local amenities. Briefly comprises entrance hallway, lounge, kitchen, dining room, rear porch and cellar. To the first floor are two double bedrooms and a home office/single bedroom and a bathroom. To the second floor are two further double bedrooms, large store, and shower room.

**NO VENDOR CHAIN.**

**O.I.R.O £340,000**



# 45 Dunford Road

Holmfirth, HD9 2DT



- FIVE BEDROOM DETACHED FAMILY HOME IN THE HEART OF HOLMFIRTH
- FLEXIBLE ACCOMMODATION OVER THREE FLOOR PLUS CELLAR
- READY FOR A PROGRAMME OF MODERNISATION/TLC
- FRONT LOUNGE AND SEPARATE DINING ROOM
- TIERED REAR GARDEN WITH PLENTY OF POTENTIAL
- NO VENDOR CHAIN

**Entrance**

**Lounge**

13'6" x 10'6" (4.11m x 3.20m)

**Kitchen**

12'11" x 6'11" (3.94m x 2.11m)

**Dining Room**

13'10" x 10'11" (4.22m x 3.33m)

**Rear Porch**

11'2" x 4'1" (3.40m x 1.24m)

**Keeping Cellar**

13'10" x 13'10" (4.22m x 4.22m)

**First Floor Landing**

**Bathroom**

10'6" x 5'11" (3.20m x 1.80m)

**Rear Bedroom 1**

14'3" x 12'2" (4.34m x 3.71m)

**Front Bedroom 2**

13'10" x 11'1" (4.22m x 3.38m)

**Bedroom 3**

8'3" x 6'4" (2.51m x 1.93m)

**Second Floor Landing**

**Bedroom 4**

11'10" x 10'8" (3.61m x 3.25m)

**Bedroom 5**

12'2" x 11'3" (3.71m x 3.43m)

**Shower Room**

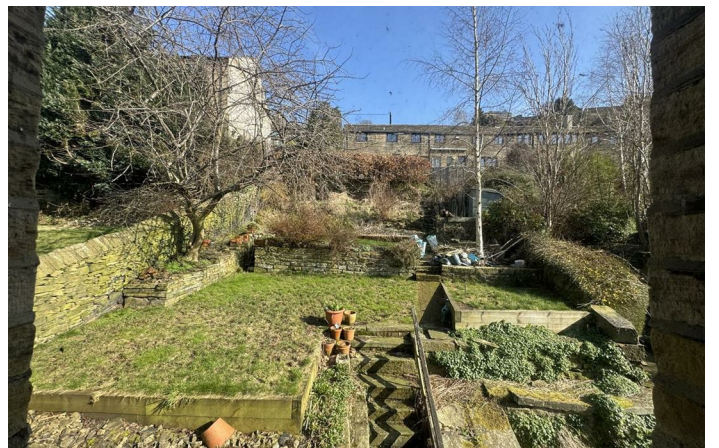
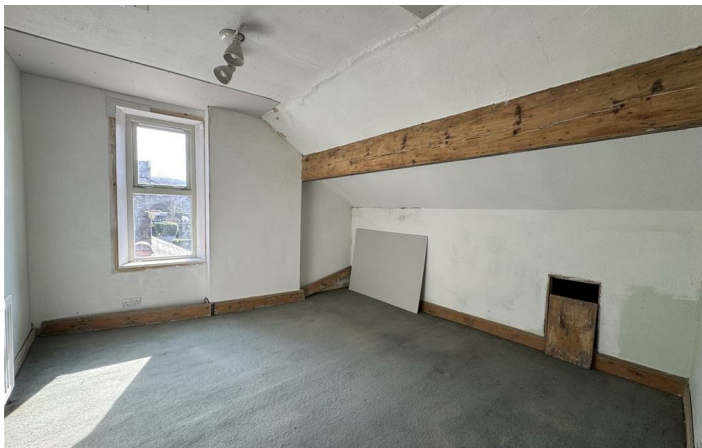
5'8" x 3'4" (1.73m x 1.02m)

**Rear Garden**



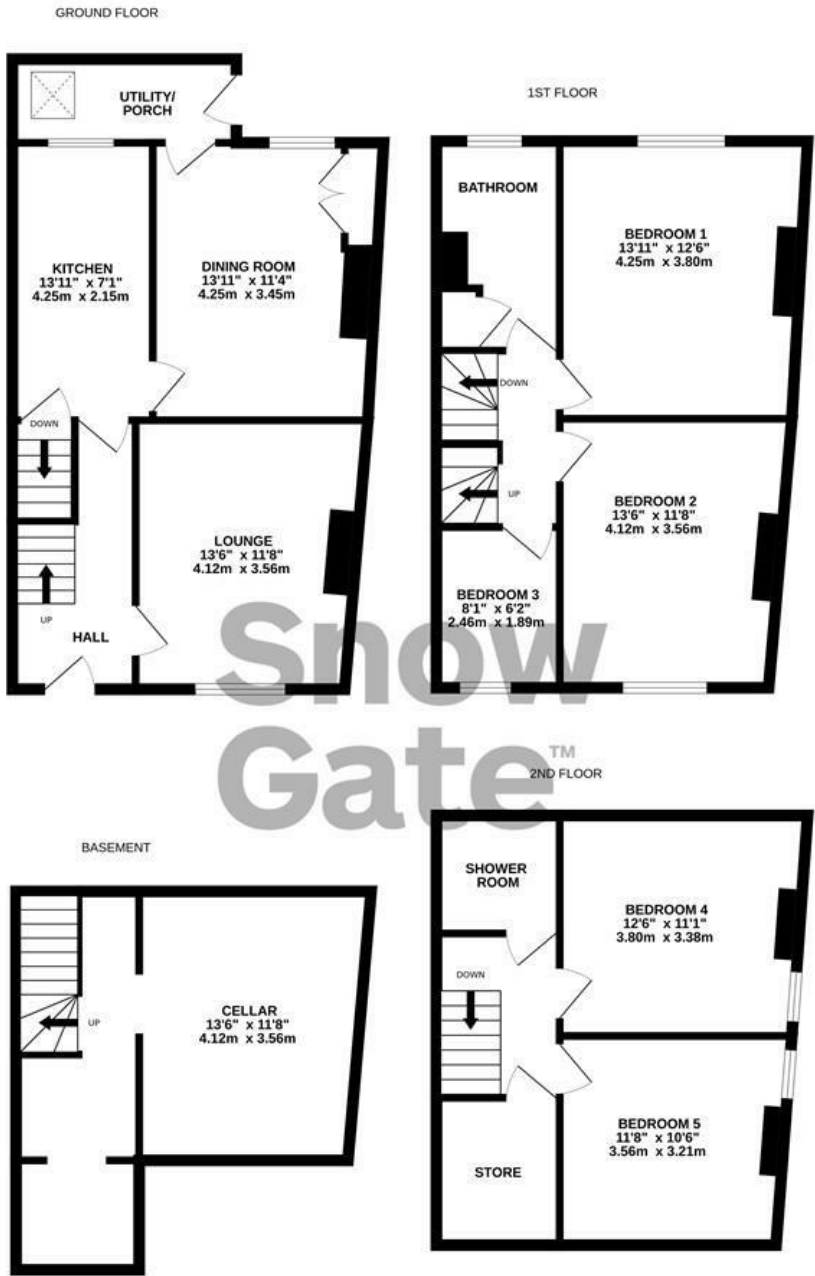
**Directions**

Conveniently located up Dunford Road on the lefthand side just above the turning to Swan Bank Lane.





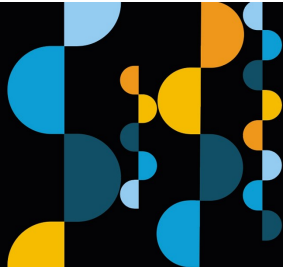
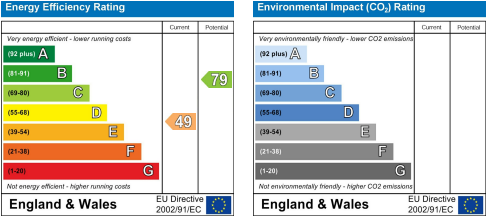
Floor Plan



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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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