



Snow Gate™

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19 Lee Terrace

Scholes, Holmfirth, HD9 1UB

A beautifully presented 2/3 bed character cottage situated in the heart of the sought after Holme Valley village of Scholes. With two first floor bedrooms and a further attic room this property is ideal for a family or a couple with room to grow. Briefly comprises entrance hallway, lounge, dining kitchen, two first floor bedrooms, family bathroom and attic room. The low maintenance garden is the perfect place to wind down after a busy day and just a short walk away from the village amenities.

The property has been carefully designed to incorporate the character beams, exposed stone walls and original fireplace with neutral décor and contemporary fittings.

O.I.R.O £225,000

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- CHARACTER COTTAGE IN SOUGHT AFTER VILLAGE
- WELL PRESENTED PROPERTY OVER THREE FLOORS
- TWO FIRST FLOOR BEDROOMS AND LARGE LOFT ROOM
- SEPARATE LOUNGE AND DINING KITCHEN
- ENCLOSED FRONT GARDEN WITH OUTBUILDING
- NO VENDOR CHAIN

Entrance

Lounge

16'1 x 11'2 (4.90m x 3.40m)

Dining Kitchen

14'5 x 8'10 (4.39m x 2.69m)

First Floor Landing

Family Bathroom

8'10 x 5'7 (2.69m x 1.70m)

Bedroom 2

8'10 x 8'10 (2.69m x 2.69m)

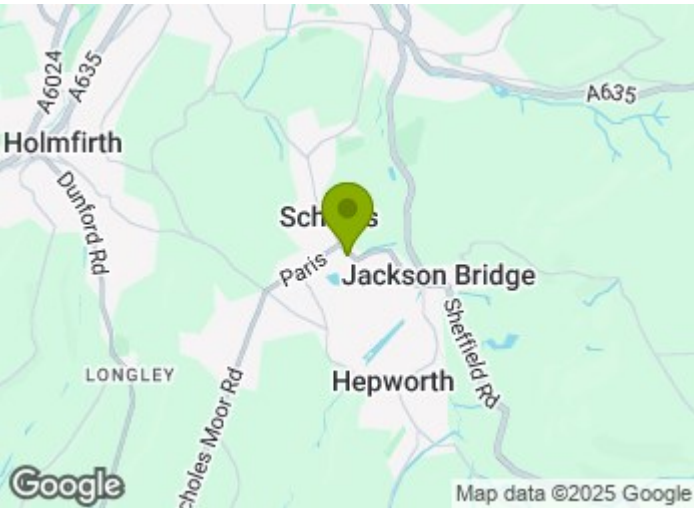
Bedroom 1

13'9 x 7'10 (4.19m x 2.39m)

Attic Room

19'0 x 14'5 (5.79m x 4.39m)

Garden & Outbuilding

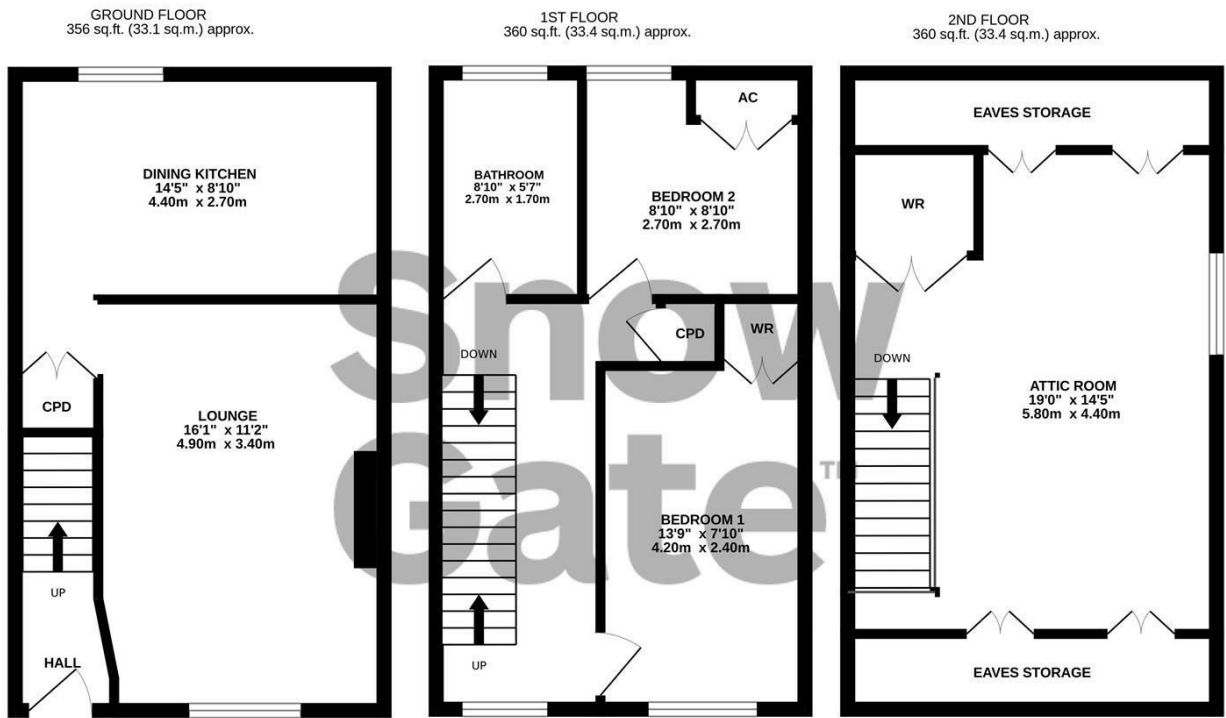


Directions

Situated in the heart of Scholes set back off St Georges Road.



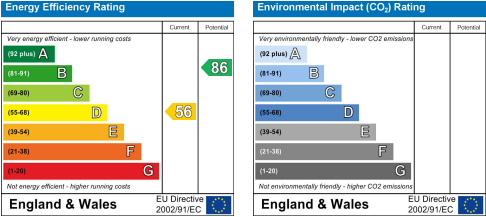
Floor Plan



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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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