



Snow Gate™

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3 Sycamore Rise

Wooldale, Holmfirth, HD9 7TJ

A lovely three bedroom family home set back from the main road with an attractive enclosed private rear garden, off road parking, integral garage, gas central heating and double glazing. The property is neutral throughout with a conservatory off the kitchen. Briefly comprises entrance lobby, lounge, dining kitchen and conservatory. To the first floor are three bedrooms and a bathroom. Off road parking, integral garage and enclosed West facing garden.

Close to New Mill and Holmfirth centre and a short walk from the High School.

NO VENDOR CHAIN

£240,000

3 Sycamore Rise

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- THREE BEDROOM FAMILY HOME IN THIS VERY SOUGHT AFTER LOCATION
- ATTRACTIVE ENCLOSED WEST FACING GARDEN TO THE REAR
- BETWEEN HOLMFIRTH AND NEW MILL CENTRES A SHORT WALK FROM THE HIGH SCHOOL
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DINING KITCHEN WITH CONSERVATORY OFF AND INTEGRAL GARAGE
- NO VENDOR CHAIN

Entrance

Lounge

16'0" x 13'6" max (4.88m x 4.11m max)

Dining Kitchen

13'3" x 9'3" (4.04m x 2.82m)

Conservatory

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

Garage

22'10" x 7'11" (6.96m x 2.41m)

First Floor Landing

Front Bedroom

11'7" x 7'6" (3.53m x 2.29m)

Rear Bedroom

10'11" x 8'1" (3.33m x 2.46m)

Bedroom 3

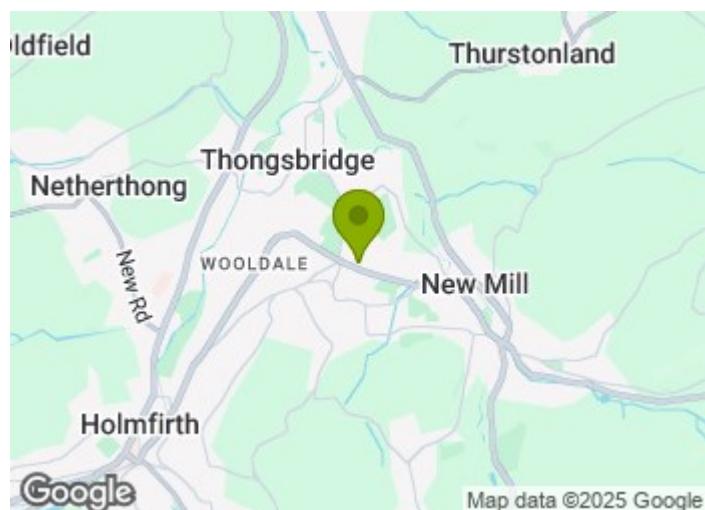
9'2" x 5'8" less bulkead (2.79m x 1.73m less bulkead)

Family Bathroom

7'2" x 5'1" (2.18m x 1.55m)

Garden

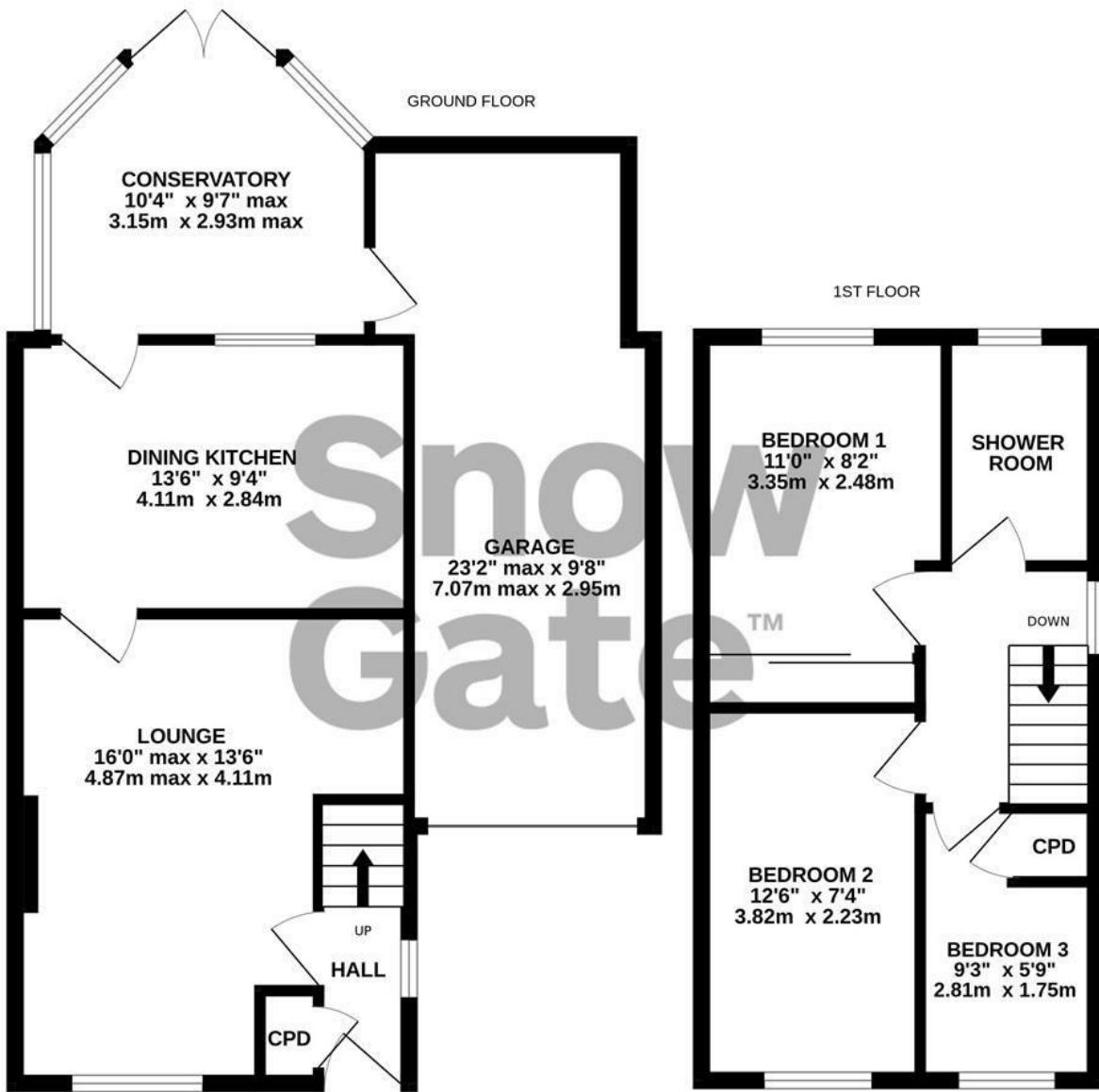
Parking



Directions



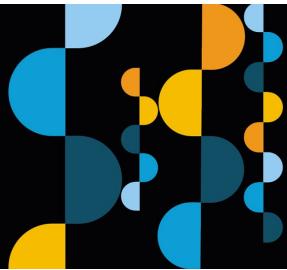
Floor Plan



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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