



## 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
- BETWEEN HOLMFIRTH AND NEW MILL CENTRES A SHORT WALK FROM THE HIGH SCHOOL
- DINING KITCHEN WITH CONSERVATORY OFF AND INTEGRAL GARAGE
- ATTRACTIVE ENCLOSED WEST FACING GARDEN TO THE REAR
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 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 bulhead (2.79m x 1.73m less bulhead)

## Family Bathroom

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

## Garden

## Parking

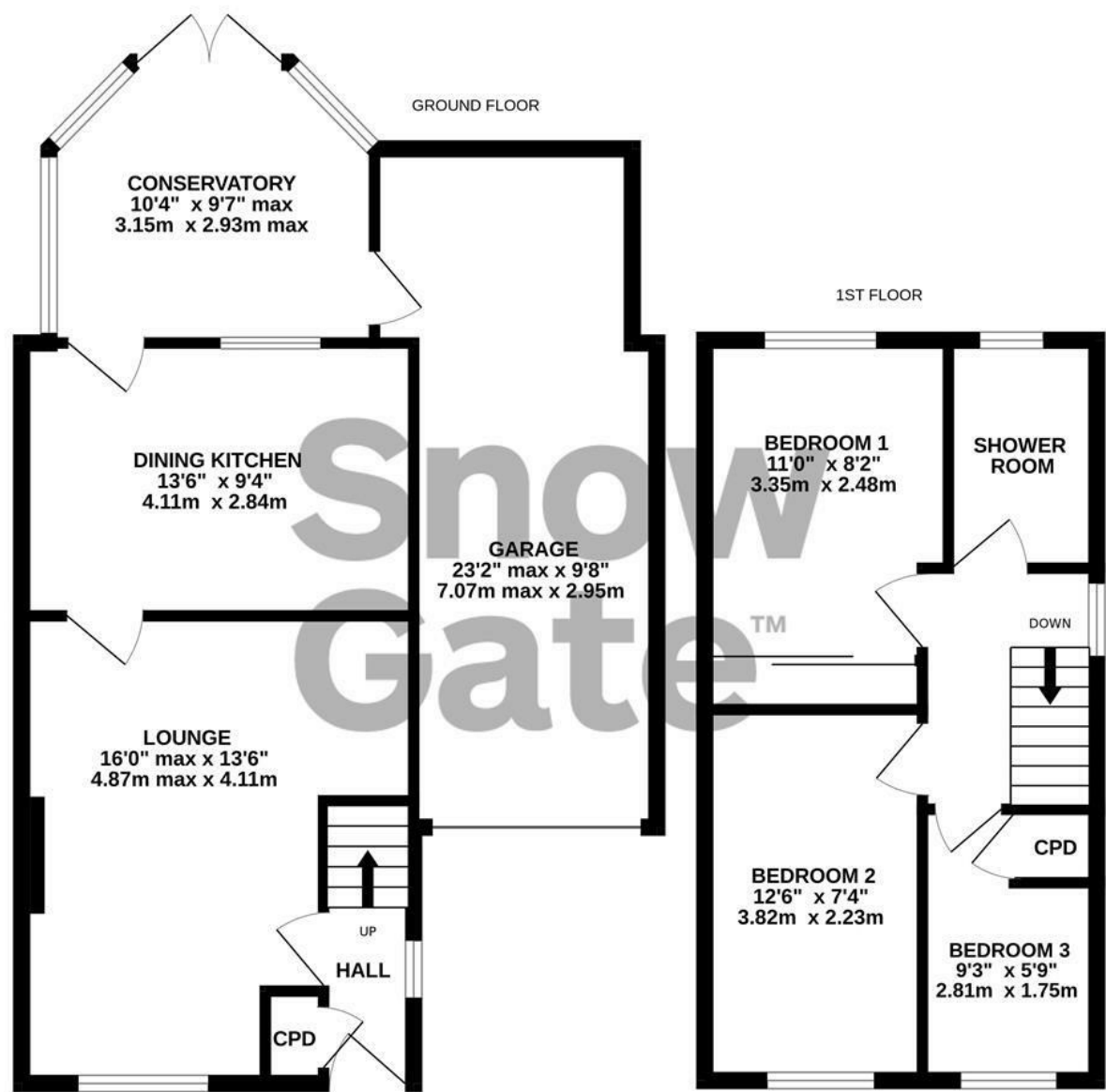


## Directions



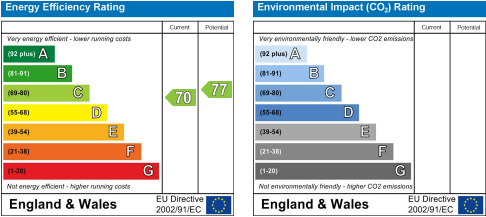


Floor Plan



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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