



Snow Gate™

Estate
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**37 Perseverance Place
, Holmfirth, HD9 2TW**

UNFURNISHED: A three double bedroom (two ensuite) riverside family home a short walk from the heart of Holmfirth with integral garage, garden and off road parking. The property is neutral and modern throughout with gas central heating and double glazing. The accommodation briefly comprises hallway, lounge, downstairs WC and dining kitchen. To the first floor are three double bedrooms, two with ensuite shower rooms and a family bathroom. Garage, off road parking and garden.

AVAILABLE NOW.

£1,100 Per Calendar Month

37 Perseverance Place , Holmfirth, HD9 2TW



- THREE DOUBLE BEDROOM DETACHED HOME
- LOVELY RIVERSIDE LOCATION A SHORT WALK FROM HOLMFIRTH
- COUNCIL TAX BAND D
- TWO ENSUITES, FAMILY BATHROOM AND DOWNSTAIRS WC
- INTEGRAL GARAGE AND PLENTY OF PARKING
- BOND £1100
- SPACIOUS DINING KITCHEN AND SEPARATE LOUNGE
- AVAILABLE NOW

Entrance

WC

4'11" x 3'2" (1.50m x 0.97m)

Lounge

16'2" x 10'8" (4.93m x 3.25m)

Dining Kitchen

17'11" x 12'2" (5.46m x 3.71m)

Integral Garage

18'1" x 10'2" (5.51m x 3.10m)

First Floor Landing

Master Bedroom

17'7" x 13'11" (5.36m x 4.24m)

Ensuite

9'0" x 5'3" (2.74m x 1.60m)

Bedroom 2

14'2" x 9'11" (4.32m x 3.02m)

Ensuite

10'0" x 3'3" (3.05m x 0.99m)

Bedroom 3

11'0" x 10'11" (3.35m x 3.33m)

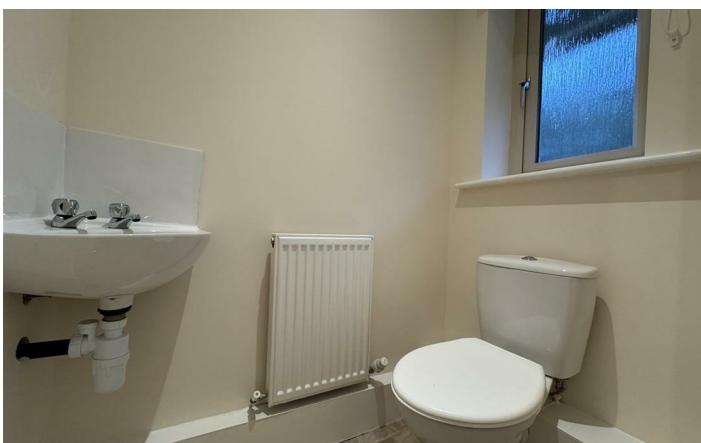
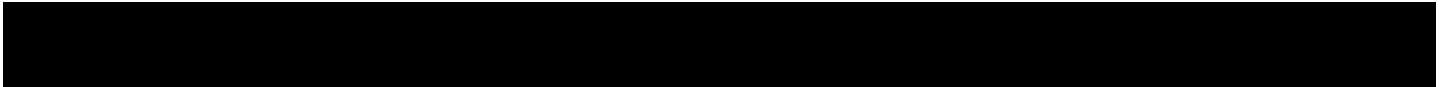
Bathroom

Garage and parking

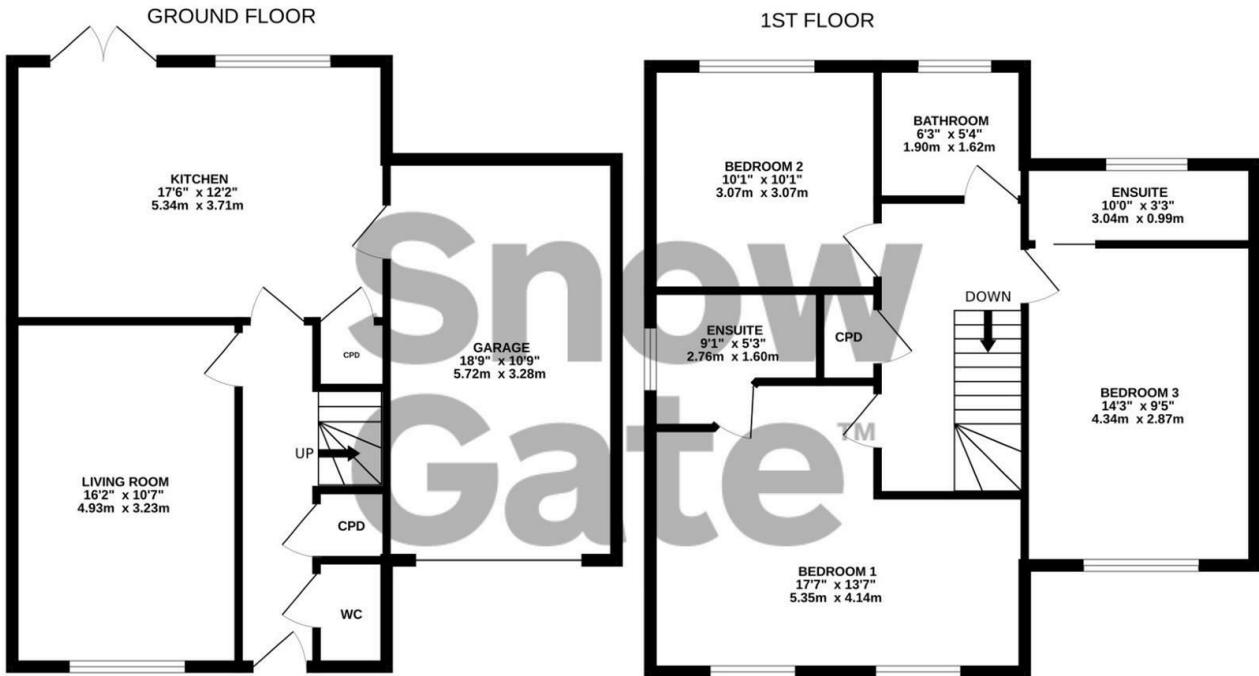
Garden



Directions



Floor Plan

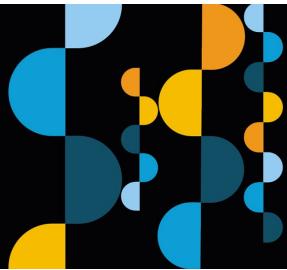


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	86	(69-80) C	
(55-68) D	76	(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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