



## 295 Huddersfield Road

Thongsbridge, Holmfirth, HD9 3UA

TWO PROPERTIES FOR THE PRICE OF ONE. This is a three bedroom townhouse with spacious accommodation over three floors and an additional one bedroom basement flat currently let out at £550PCM. Both buildings would lend themselves to commercial office space with good road frontage if required. NO VENDOR CHAIN.

£180,000

# 295 Huddersfield Road

Thongsbridge, Holmfirth, HD9 3UA



- A GREAT INVESTMENT OF TWO PROPERTIES
- BASEMENT FLAT LET AT £550PCM
- OFFICES OVER THREE FLOORS
- EDGE OF HOLMFIRTH WITH PLEASANT VIEWS
- AND A ONE BEDROOM BASEMENT FLAT OR SELF CONTAINED OFFICE
- HOME OR OFFICE WITH ADDITIONAL INCOME FROM BASEMENT

## Entrance

4'5" x 3'11" (1.35m x 1.19m)

## Reception Area/Office

16'3" x 14'3" (4.95m x 4.34m)

## Inner Hallway

## Dining Kitchen

16'3" x 11'11" (4.95m x 3.63m)

## First Floor Landing

## Office 2

11'11" x 8'8" (3.63m x 2.64m)

## Office 3

11'11" x 7'5" (3.63m x 2.26m)

## Second Floor Landing

## Main Office

16'7" x 12'6" (5.05m x 3.81m)

## Bathroom

7'2" x 6'11" (2.18m x 2.11m)

## Basement Flat/Self contained

### Office Suite

### Entrance

### Office/open plan lounge and bedroom

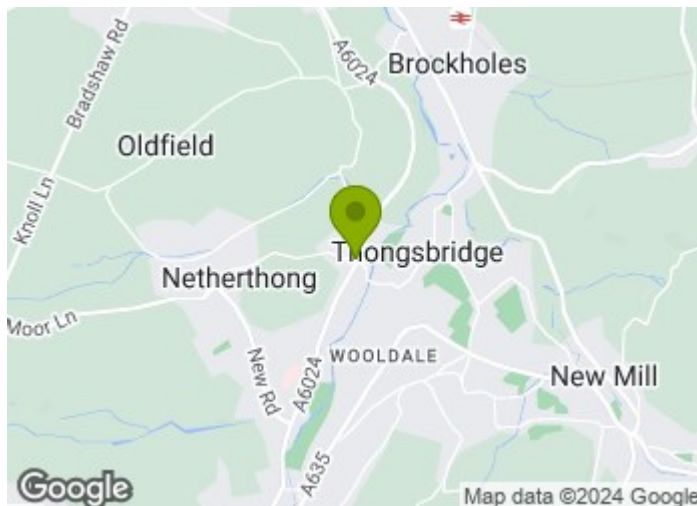
16'3" x 14'3" (4.95m x 4.34m)

### Kitchen and bathroom

16'3" x 11'11" (4.95m x 3.63m)

### Bathroom

### Outside



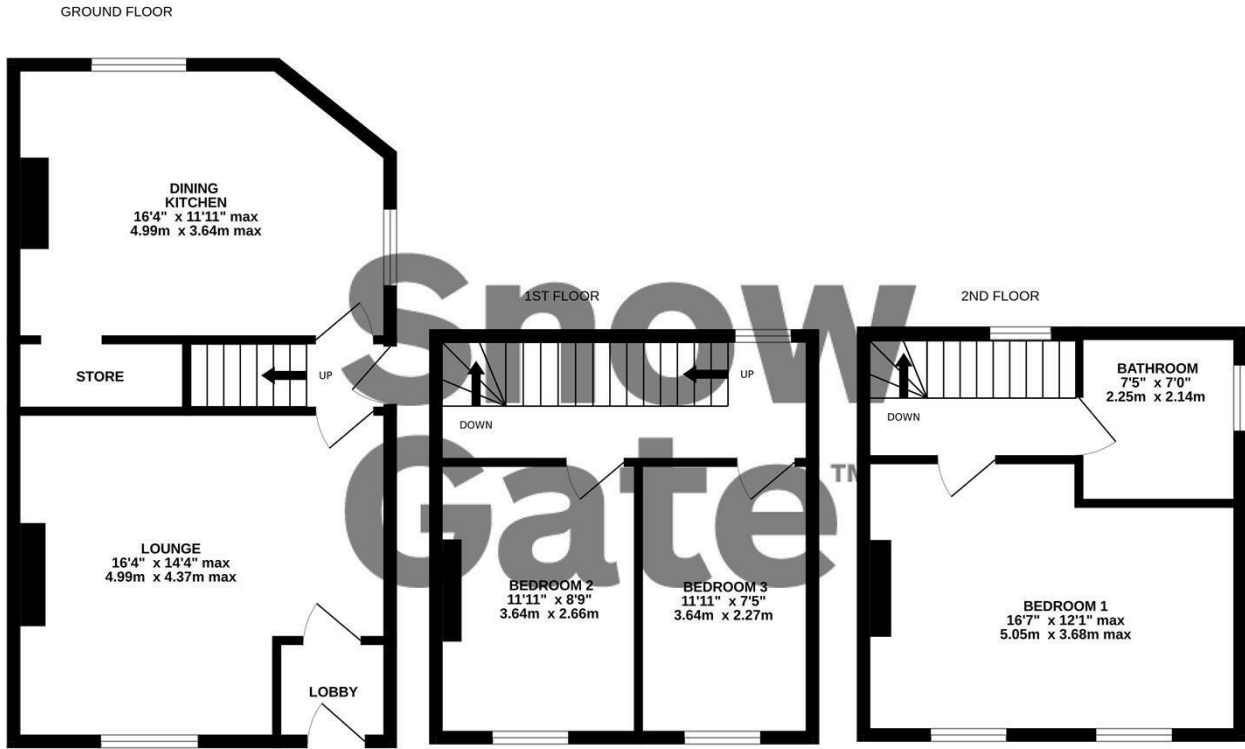
## Directions

Head north-west on Victoria St/A635 towards Huddersfield Rd/A6024 Turn right onto Huddersfield Rd/A602, continue to follow A6024. The property will be on the left.



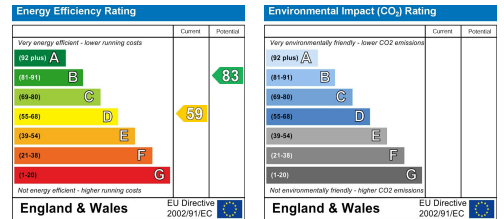


# Floor Plan



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.  
Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Estate agency done properly**

**Snow Gate™**

**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800

**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

snowgate.co.uk