



All enquiries Ref: James Paterson



- **Freehold two floor end terrace house requiring modernisation**
- **Full vacant possession**

#### Location:

The property is situated on Miry Lane between its junctions with Huddersfield Road and Longlands Bank. Public transport links include Brockholes mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A6024 and A616. Shopping amenities can be found locally within Thongsbridge with an extensive range of shops, bars and restaurants being found in Holmfirth town centre and Huddersfield. Recreational pursuits can be found locally at the open spaces of Thongsbridge Tennis & Fitness Club, Sands Recreation Ground, and Sycamore Recreation Ground.

#### Description:

Freehold end terrace house arranged over basement, ground and first floors requiring modernisation.



#### Accommodation:

First floor: Bedroom, bathroom/WC

Ground floor: Reception room, kitchen (not fitted) hall

Basement: Cellar



#### EPC rating:

#### Council Tax Band:

#### Airbnb Potential:

The property is located near Holmfirth, a well-known tourist destination offering countryside walks and attractions including the "Last of the Summer Wine" exhibition. The area attracts visitors year-round, making it suitable for holiday let or short-term rental use. Prospective purchasers must rely on their own enquiries in this respect.

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

