



**Allergill Park, Upperthong HOLMFIRTH HD9 3XH**

**welcome to**

## **Allergill Park, Upperrthong HOLMFIRTH**

AN INTERNAL INSPECTION IS ESSENTIAL TO APPRECIATE THE SIZE OF THIS DETACHED TRUE BUNGALOW AFFORDING THREE DOUBLE BEDROOM ACCOMMODATION AND BEING AVAILABLE WITH NO UPPER CHAIN. OCCUPYING A CUL DE SAC POSITION WITHIN THE VILLAGE OF UPPERTHONG. STUNNING VIEWS IN A HIGHLY DESIRABLE LOCATION.

### **Summary**

Occupying a delightful elevated position overlooking the Holme Valley this well maintained detached true bungalow will appeal to many. Adjacent to open fields within a select cul de sac development the property affords three bedroom accommodation briefly comprising: entrance hall, fitted kitchen, open plan lounge/dining room, three double bedrooms and family bathroom. Enhanced by the established gardens the property also has access to a detached double garage and sits on the fringes of Holmfirth with it's many amenities and has ease of access to major commuting routes.

### **Accommodation**

#### **Entrance Hall**

The carpeted entrance has a central heating radiator and useful storage cupboard.

#### **Kitchen**

10' 9" x 8' 3" ( 3.28m x 2.51m )

Fitted with a range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. There are complementary tiled surrounds whilst appliances include the electric hob with extractor and electric oven. There is plumbing for a washing machine and the room has double glazing to front aspect and houses the central heating boiler.

#### **Open Plan Lounge/ Dining Room**

##### **Living Area**

17' 1" x 13' 5" ( 5.21m x 4.09m )

A particularly spacious room with ample space for freestanding furniture. The focal point of the room is the large projecting bay window providing a spectacular view of the holme valley. The room has various wall light points, decorative coving to ceiling, a central heating radiator and opens into:

#### **Dining Area**

11' 2" x 8' 7" ( 3.40m x 2.62m )

There is a central heating radiator and patio doors lead to the rear of the property.

#### **Bedroom One**

12' 4" x 10' 10" ( 3.76m x 3.30m )

This double room has a central heating radiator and is double glazed to front aspect.

#### **Bedroom Two**

12' x 9' 7" ( 3.66m x 2.92m )

The second double room has a central heating radiator and is double glazed to rear aspect where the delightful views are showcased.

#### **Bedroom Three**

12' x 8' 7" ( 3.66m x 2.62m )

The final bedroom also of double proportions has a central heating radiator and once more is double glazed to rear aspect- note the view.

#### **Bathroom**

Neutral coloured suite comprising of low flush w/c, pedestal hand washbasin and paneled bath with overhead shower unit. There are complementary tiled walls, a radiator and double glazed obscure window.

#### **External**

Approached via the tarmac driveway leading to the double garage with up and electric and remote controlled over door and power and lighting. There is a patio area to the side of the property that is ideal for the afternoon sun whilst the delightful rear gardens are predominantly lawned with an array of plants and shrubs.



**Agents Note -**



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## Allergill Park, Upperthong HOLMFIRTH

- Detached True Bungalow
- Three Double Bedrooms
- Double Garage
- Gardens
- Elevated Cul De Sac Location

Tenure: Freehold EPC Rating: C

guide price

**£360,000**

### directions to this property:

From William H Brown on Victoria Street turn left on to Huddersfield Road. Turn right onto Upperthong Lane and then bear left onto Broad Lane where Allergill Park can be found on the left hand side.



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