



**Greenfield Road, Holmfirth HD9 2LA**



**welcome to**

**Greenfield Road, Holmfirth**

A fabulous period residence affording spacious five bedroom accommodation with extensive gardens and garage occupying a commanding position overlooking the Holme Valley.



The property is situated close to the popular and sought after Holmfirth village with all of the amenities that has to offer, such as shops, supermarkets, restaurants, cafes, banks, public parks, a leisure centre and well regarded schooling. The property has excellent road links to nearby Huddersfield and Meltham and convenient access to Barnsley, Sheffield, Wakefield and Manchester. A great bus service also operates locally.

## Summary

### Accommodation

#### Entrance Hall

#### Living Room

18' 2" x 15' 8" max ( 5.54m x 4.78m max )

#### Dining Room

14' 8" x 14' 4" max ( 4.47m x 4.37m max )

#### Kitchen

18' 2" x 8' 10" max ( 5.54m x 2.69m max )

#### Cloaks/ W.C

#### Cellar

#### Room One

18' 7" max x 15' 7" ( 5.66m max x 4.75m )

#### Room Two

15' x 14' max ( 4.57m x 4.27m max )

#### First Floor

#### House Bathroom

9' 9" x 9' ( 2.97m x 2.74m )

#### Bedroom One

14' 7" x 14' 7" ( 4.45m x 4.45m )

#### Bedroom Two

14' 7" x 14' 7" ( 4.45m x 4.45m )

#### Bedroom Three

9' 7" x 9' 2" ( 2.92m x 2.79m )

#### Upper Floor



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## Greenfield Road, Holmfirth

- Period Residence
- Five Double Bedrooms
- Immaculately Presented
- Garage/Parking
- Extensive Tiered Gardens

Tenure: Freehold EPC Rating: E

guide price

**£575,000**

### directions to this property:

Leave Holmfirth via Victoria Street and at the traffic lights turn left on to Woodhead Road. Turn right on to Greenfield Road and continue up the hill where the property is located on the right hand side identified by our for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HMF107591 - 0015

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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