









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.

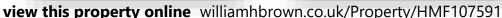








Please note the marker reflects the postcode not the actual property





Property Ref: HMF107591 - 0015 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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