



Shawfield Avenue, Holmfirth HD9 2LZ

welcome to

Shawfield Avenue, Holmfirth

NO UPPER CHAINDETACHED PROPERTY SET IN A PRIME POSITION ON THIS WELL REGARDED AREA. IMMACULATE FOUR BEDROOMS. STUNNING VIEWS ACROSS ROLLING COUNTRYSIDE. OFFERING FLEXIBLE LIVING ACCOMMODATION. TWO LOWER GROUND BEDROOMS. DRIVEWAY AND GARAGE. WELL STOCKED AND ESTABLISHED GARDENS.



The property is situated close to the popular and sought after village of Holmfirth, with all of the amenities that it 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 good bus service also operates locally.

Summary

Accommodation

Hallway

Internal Porch

Breakfast Kitchen

14' 5" x 10' 2" (4.39m x 3.10m)

Lounge Diner

23' 11" x 11' (7.29m x 3.35m)

Snug/ Study

9' 6" x 8' (2.90m x 2.44m)

House Bathroom

Lower Ground

Bedroom Three

12' 6" x 7' 8" (3.81m x 2.34m)

Bedroom Four

11' x 7' 9" (3.35m x 2.36m)

Study

10' 2" x 5' 10" (3.10m x 1.78m)

First Floor

Master Bedroom

13' 4" x 11' 2" (4.06m x 3.40m)

Bedroom Two

13' 6" x 11' 1" (4.11m x 3.38m)

External



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welcome to

Shawfield Avenue, Holmfirth

- ***NO UPPER CHAIN***
- Spacious Four Bedroom Dormer Property
- Study Room/Snug
- Stunning Views
- Flexible Living

Tenure: Freehold EPC Rating: D

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF107676 - 0018

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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