



Roaine Drive, Holmfirth HD9 1EX

welcome to

Roaine Drive, Holmfirth

LOCATED ON A CUL DE SAC POSITION, IS THIS THREE BEDROOM SEMI, WITH THE ADDITIONAL BENEFIT OF HAVING A GARAGE THAT IS CURRENTLY UTILISED AS A UTILITY SPACE/WC AND CONSERVATORY. ENCLOSED REAR GARDEN AND DRIVEWAY TO PROVIDE OFF ROAD PARKING. LOCATED CLOSE BY TO LOCAL AMENITIES.



The property is situated in Holmfirth, a small vibrant town on the A6024 Woodhead Road in the Holme Valley, Holmfirth is 6 miles (9.7 km) south of Huddersfield and 13 miles (21 km) northeast of Glossop, nestled in the Pennine hills. The Peak District National Park around Holme Moss is 4 miles (6.4 km) to the south of the town.

Holmfirth bus station is located in the centre of the village from which regular bus services take varying routes around the outlying villages and to Huddersfield's bus and railway stations

Summary

Accommodation

Entrance Hallway

Lounge

13' 11" x 12' 4" (4.24m x 3.76m)

Breakfast Kitchen

15' 4" x 8' 1" (4.67m x 2.46m)

Conservatory

13' 10" x 6' (4.22m x 1.83m)

Converted Garage

21' 2" x 7' 6" (6.45m x 2.29m)

First Floor

Bedroom One

13' 2" x 8' 7" (4.01m x 2.62m)

Bedroom Two

9' 2" x 8' 11" (2.79m x 2.72m)

Bedroom Three

8' 8" including bulk head x 6' 6" (2.64m including bulk head x 1.98m)

House Bathroom

External



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Roaine Drive, Holmfirth

- Semi Detached Home
- Three Bedrooms
- Cul De Sac Position
- Driveway
- Garage conversion Utilised as Utility And WC

Tenure: Freehold EPC Rating: D

offers in excess of

£235,000

directions to this property:

Leave Holmfirth via Victoria Street and turn right on to Dunford Road. Turn immediate left on to South Lane. South Lane turns right and becomes Cinderhills Road. Turn right on to Arndale Grove and turn right on to Roaine Drive. The property is located on the left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF107780 - 0006

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