



**South Lane, Holmfirth HD9 1HN**

**welcome to**

**South Lane, Holmfirth**

SPACIOUS DOUBLE FRONTED FOUR BEDROOM PROPERTY. LOCATED IN THE HEART OF HOLMFIRTH TOWN. WITH TWO RECEPTION ROOMS, TWO BATHROOMS AND CELLAR. DELIGHTFUL COTTAGE GARDEN TO REAR. UPGRADED TO A HIGH SPECIFICATION INTERNALLY.



The property is situated in the vibrant village of Holmfirth 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 good bus service also operates locally.

## Summary

### Accommodation

#### Dining Room

14' 7" x 10' 10" into recess ( 4.45m x 3.30m into recess )

#### Lounge

11' 11" into recess x 11' 7" ( 3.63m into recess x 3.53m )

#### Dining Kitchen

13' 3" plus storage x 12' 9" ( 4.04m plus storage x 3.89m )

#### Cellar

16' 7" x 8' 2" plus recess ( 5.05m x 2.49m plus recess )

### First Floor

#### Landing

#### House Bathroom

13' 8" x 10' 11" ( 4.17m x 3.33m )

#### Bedroom Four

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

#### Bedroom Three

14' 7" x 10' 10" into recess ( 4.45m x 3.30m into recess )

#### Landing Continuation

#### Bedroom Two

11' 11" x 11' 10" ( 3.63m x 3.61m )

#### Dressing Area

7' 7" x 5' 9" ( 2.31m x 1.75m )

#### Bedroom One

14' 6" x 10' 1" ( 4.42m x 3.07m )



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## South Lane, Holmfirth

- Spacious Double Fronted Property
- Four Double Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Cellar

Tenure: Freehold EPC Rating: E

offers over

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HMF107867 - 0006

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