



**Cliff Road, Holmfirth HD9 1UY**

**welcome to**

**Cliff Road, Holmfirth**

EXTENDED THREE DOUBLE BEDROOM COTTAGE OCCUPYING AN ELEVATED POSITION OVERLOOKING THE HOLME VALLEY WITH SPECTACULAR OUTLOOK, ENHANCED EXTERNALLY BY DELIGHTFUL GARDENS



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 bus service also operates locally.

## Summary

### Accommodation

#### Entrance Porch

#### Living Room

18' 1" x 14' 6" ( 5.51m x 4.42m )

#### Dining Kitchen

16' 8" x 11' 9" ( 5.08m x 3.58m )

### Utility/ W.C

### First Floor

#### Bedroom One

11' 9" x 10' ( 3.58m x 3.05m )

#### Bedroom Two

11' 5" x 9' 2" ( 3.48m x 2.79m )

#### Bedroom Three

11' 4" x 8' 8" ( 3.45m x 2.64m )

#### Shower Room

6' 9" x 6' 5" ( 2.06m x 1.96m )

### External



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## Cliff Road, Holmfirth

- Extended End Terraced Cottage
- Three Double Bedrooms
- Character Features In Abundance
- Attractive Gardens
- Panoramic Outlook

Tenure: Freehold EPC Rating: D

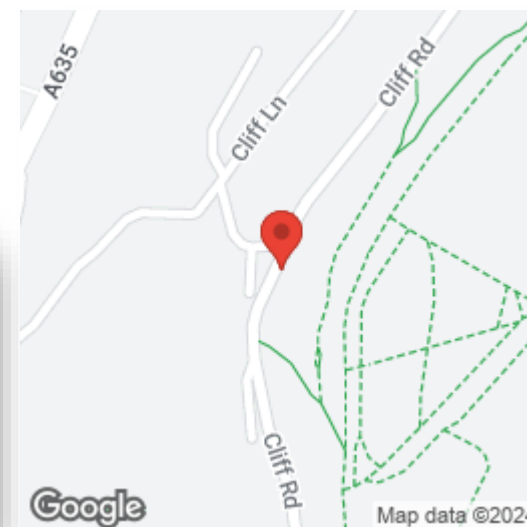
# £315,000



### directions to this property:

Leave Holmfirth via Station Road towards New Mill. Take the right turn into Town End Road and proceed until the tight right turn into Cliff Road.

Continue on this road and the property can be found on the left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HMF107024 - 0009

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