









welcome to

Broad Lane, Upperthong Holmfirth

VERSATILE AND SPACIOUS FOUR BEDROOM DETACHED RESIDENCE OCCUPYING A PRIME ELEVATED POSITION OVERLOOKING THE HOLME VALLEY AND HAVING GARDENS AND DOUBLE GARAGE





Upperthong 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 good bus service also operates locally.



Accommodation

Entrance Porch

Entrance Hall

Dining Room

16' 8" x 9' 4" (5.08m x 2.84m)

Breakfast Kitchen

15' 4" x 10' 2" (4.67m x 3.10m)

Utility

Shower Room

Lounge/Dining Room

31' 5" x 13' 9" (9.58m x 4.19m)

First Floor

First Floor Landing

Bedroom One

15' 1" x 10' 4" (4.60m x 3.15m)

Bedroom Two

12' 4" x 11' 8" (3.76m x 3.56m)

Bedroom Three

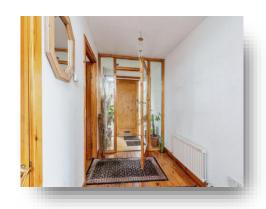
12' 8" x 9' 5" (3.86m x 2.87m)

Bedroom Four

10' 4" x 9' 2" (3.15m x 2.79m)

House Bathroom

External











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Broad Lane, Upperthong Holmfirth

- Individual Detached Residence
- Four Double Bedrooms
- Panoramic Outlook
- Double Garage
- Gardens

Tenure: Freehold EPC Rating: D

directions to this property:

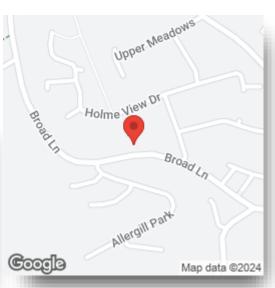
Leave Holmfirth town centre via Woodhead Road, before forking right up Upperthong Lane. Proceed to the brow of the hill before forking left on to Broad Lane where the property can be found on the left hand side.

£450,000









Please note the marker reflects the postcode not the actual property

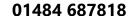
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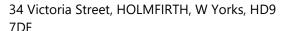
Property Ref: HMF107920 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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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