



**Burnlee Road, Holmfirth HD9 2PS**

**welcome to**

## **Burnlee Road, Holmfirth**

MID TERRACED PROPERTY AFFORDING WELL MAINTAINED THREE BEDROOM ACCOMMODATION AND HAVING GARDENS TO FRONT AND REAR AND GARAGE. LOCATED ON THE FRINGES OF HOLMFIRTH WITH WELL REGARDED SCHOOLING AND AMENITIES CLOSE AT HAND.

### **Summary**

Being particularly appealing to the young family or first time buyer market is this well presented mid terraced house boasting three bedroom accommodation and being well located within Holmfirth. The accommodation briefly comprises: entrance hall, living room, dining kitchen, aforementioned three bedrooms and house bathroom. With gardens to both front and rear along with access to a garage the property sits perfectly for local amenities and well regarded schooling whilst also having ease of access to commuting routes.

### **Accommodation**

#### **Entrance Hall**

There is a central heating radiator, staircase ascending to the first floor and a door leading to:

#### **Living Room**

13' 9" x 11' 5" ( 4.19m x 3.48m )

Located to the front of the property with the focal point being the electric living flame fire. There is decorative coving to ceiling, central heating radiator and double glazed window to front aspect.

#### **Dining Kitchen**

14' 5" x 8' ( 4.39m x 2.44m )

Fitted with a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. There is a gas hob and electric oven whilst there is also plumbing for a washing machine and an integrated fridge freezer. The room has complementary tiled surrounds, a central heating radiator, the central heating boiler, double glazed window to rear aspect and door leading out into the rear garden.

### **First Floor**

#### **Bedroom One**

12' 10" max x 8' 1" ( 3.91m max x 2.46m )

The principle bedroom has a central heating radiator and is double glazed to front aspect.

#### **Bedroom Two**

9' 1" x 8' 1" ( 2.77m x 2.46m )

Another room that could accommodate a double bed and having a central heating radiator and being double glazed to rear aspect with views across the valley.

#### **Bedroom Three**

8' 4" x 6' 1" ( 2.54m x 1.85m )

The final bedroom or home office if required has a central heating radiator and is double glazed to front aspect.

#### **House Bathroom**

Neutral coloured suite comprising of low flush w/c, pedestal hand washbasin and paneled bath with overhead shower unit. There are tiled walls, a central heating radiator, the water boiler and a double glazed obscure window.

#### **External**

To the front of the property is a neat lawned garden with a variety of plants and shrubs. The enclosed rear gardens are low maintenance with paved patio area and a variety of plants and shrubs and a useful garden shed. The property also boasts access to a garage.





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## Burnlee Road, Holmfirth

- Mid Terraced House
- Three Bedroom Accommodation
- Gardens
- Garage
- Suit FTB/Young Family

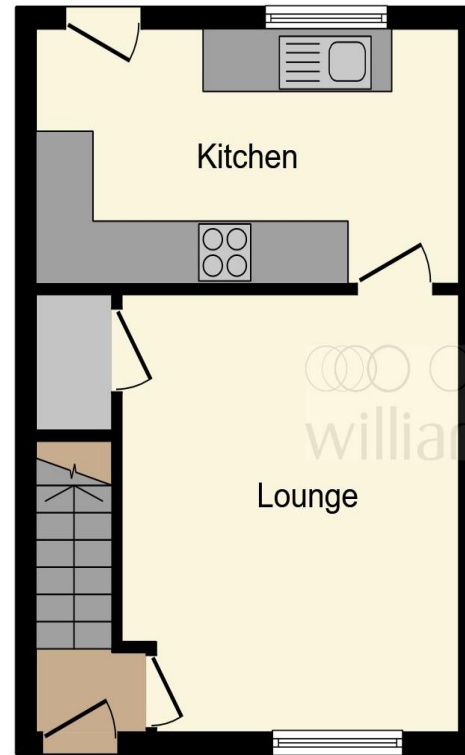
Tenure: Freehold EPC Rating: C

guide price

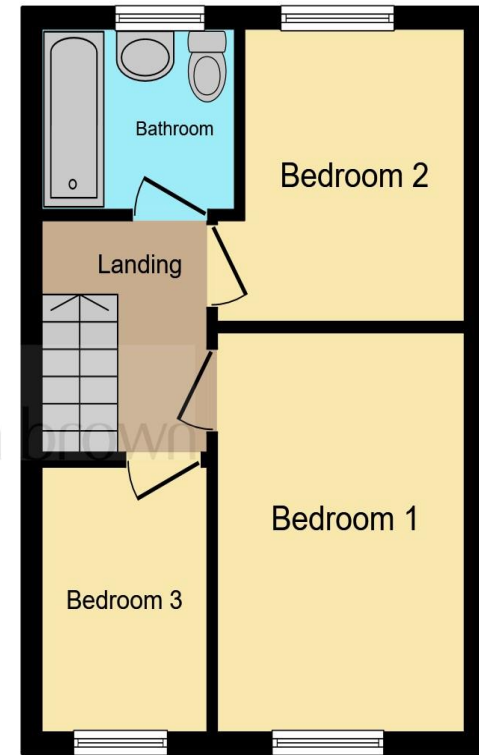
**£210,000**

### directions to this property:

From our office on Victoria Street turn left at the lights on to Huddersfield Road and turn right on to Greenfield Road. Continue up Greenfield Road and bear left at Compo's Cafe on to Burnlee Road where the property is situated on the left hand side.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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