



**Dunford Road, Holmfirth HD9 2DT**

**welcome to**

## **Dunford Road, Holmfirth**

SPACIOUS AND DECEPTIVE MID TERRACE SET OVER FIVE FLOORS, WITHIN CLOSE PROXIMITY TO THE VIBRANT HOLMFIRTH CENTRE. THE PROPERTY OFFERS FLEXIBLE AND VERSATILE LIVING ACCOMMODATION WITH A DELIGHTFUL ENCLOSED GARDEN. TWO BEDROOMS PLUS ATTIC ROOM, TWO BATHROOMS, SPACIOUS KITCHEN DINER.

### **Summary**

An internal inspection is highly recommended to appreciate the space this two bedroom mid terrace property has to offer, and is set over five floors, to create a property that offers flexible living, along with character and charm. It also offers a delightful cottage garden with woodland aspect to rear which most rooms face towards, the woodland and river can be heard from the property giving a relaxing feel. The property is located close by to local amenities, well regarded schooling, bus routes and within close proximity to the vibrant Holmfirth. Briefly comprising of entrance hallway leading to bathroom and kitchen diner. To first floor are two bedrooms and house bathroom. Second floor attic room. lower ground floor leads to a space currently utilised as a utility space, steps down leads to lounge, with carpeted staircase leading to second reception room, currently utilised as office space. With door giving access to delightful garden.

### **Accommodation Entrance Hallway**

Enter into hallway, with quarry tiled floor covering. Leading to bathroom and kitchen diner.

### **House Bathroom**

Modern white suite with brick style wall tiles. Modern bath, with semi pedestal wash hand basin, WC. Traditional column radiator. Obscured double glazed window to rear.

### **Kitchen Diner**

14' 11" x 14' 7" ( 4.55m x 4.45m )  
Spacious dining kitchen located to the rear of the property, with dual aspect double glazed windows over looking the woodland area. With a good range of shaker style base units, complimented with ceramic sink, space for freestanding cooker. Quarry

tiled floor cover, feature tiled walls and ceiling beams. Carpeted steps leading to lower ground floor.

### **First Floor**

Carpeted staircase leads to first floor landing, with double glazed window. Radiator.

### **Bedroom One**

15' 7" x 9' 11" ( 4.75m x 3.02m )  
Spacious carpeted bedroom, with double glazed window with stone mullions. Radiator.

### **Bedroom Two**

8' 11" x 8' 5" ( 2.72m x 2.57m )  
Located at the front of the property, with double glazed window. Carpeted floor covering with timber ceiling beam.

### **Second Floor Bathroom**

With white suite, comprising of shower cubicle, armitage shanks sink and WC. Double glazed window to rear taking in the woodland aspect.

### **Attic Room**

17' 8" x 14' 6" ( 5.38m x 4.42m )  
Spacious attic room currently utilised as a bedroom. Exposed floor boards with two velux double glazed windows.

### **Lower Ground**

Carpeted staircase leading from dining kitchen.

### **Utility Space**

This area is currently utilised by the current owner as a utility space, with plumbing for washing machine and space for a dryer.





### **Lower Ground Lounge**

15' x 11' into recess ( 4.57m x 3.35m into recess )  
Steps leading down into lounge. Spacious lounge with Bamboo floor covering. The real focal point of this room being the multi fuel stove set to recess with stone hearth and lintel. Dual aspect double glazed windows to rear aspect over looking the woodland area. Timber ceiling.

### **Second Reception Room**

14' 11" x 10' 10" ( 4.55m x 3.30m )  
Carpeted staircase leads to second reception room on the basement floor. The focal point being the multi fuel stove set to stone fireplace. Door giving access to useful understairs storage. Double glazed window and stable door leading onto garden.

### **External**

To the rear is a delightful cottage gardens with an array of well established plants, trees and shrubs. stone steps lead down to an additional wild area that banks down to the river.



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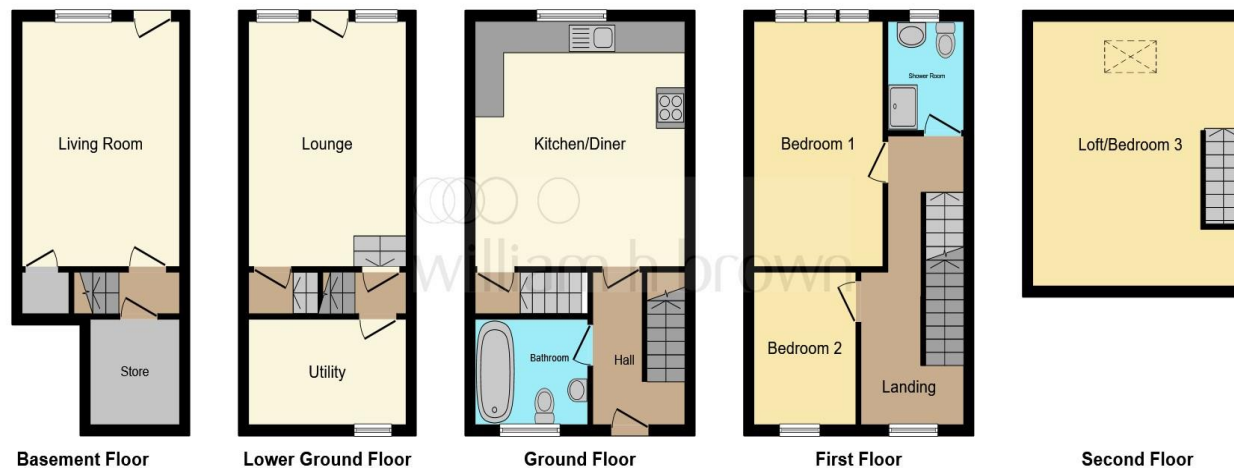
- Spacious Mid Terrace Set Over Five Floors
- Two Bedrooms Plus Attic
- Two Reception Rooms
- Delightful Enclosed Garden
- Walking Distance Of The Vibrant Holmfirth

Tenure: Freehold EPC Rating: E

**£280,000**

### directions to this property:

From the William H Brown office proceed down towards the river, turn right and proceed up Dunford Rd (B6106) and the property can be found on the right hand side.



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](http://www.focalagent.com)

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william h brown



**01484 687818**



[holmfirth@williamhbrown.co.uk](mailto:holmfirth@williamhbrown.co.uk)



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



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