



Cliff Road, Holmfirth HD9 1UY

welcome to

Cliff Road, Holmfirth

DELIGHTFUL MID TERRACED COTTAGE AFFORDING CHARACTERFUL THREE BEDROOM ACCOMMODATION AND OCCUPYING A PRIME ELEVATED POSITION OVERLOOKING THE HOLME VALLEY, BOASTING VALLEY VIEWS AND ENCLOSED GARDEN

Summary

Located on the fringes of Holmfirth and occupying a prime elevated position this delightful character property affords generous three bedroom accommodation ideal for a professional couple, young family or anyone wishing for semi rural living. The well presented accommodation briefly comprises : farmhouse style dining kitchen, spacious living room, aforementioned three first floor bedrooms with the principle bedroom having en suite facilities and the house bathroom. Enclosed gardens further enhance the property whilst the ease of access into Holmfirth with it's many amenities is a real plus. The property is in the catchments of well regarded schooling and is well placed for many major commuting routes.

Accommodation Dining Kitchen

16' 4" max x 13' 9" max (4.98m max x 4.19m max)
Fitted with a range of shaker style unit with roll edge worksurfaces incorporating alone and a half bowl sink and drainer unit with mixer tap. Appliances include the range cooker set to recess and integral dishwasher whilst there is ample space for a fridge freezer and plumbing for a washing machine. The room has an engineered oak floor covering, concealed unit lighting and inset ceiling lighting and there are beams to ceiling and double glazed window to front aspect. A staircase also ascends to the first floor.

Living Room

16' 7" x 14' 3" (5.05m x 4.34m)
A spacious reception room with the focal point being the ornamental fireplace. There is a laminate floor covering, various wall light points, beams to ceiling, central heating radiator and French style doors lead out into the garden.

First Floor Bedroom One

14' into recess x 10' 8" (4.27m into recess x 3.25m)
A generous and well presented double room with a laminate floor covering, central heating radiator and double glazed window to front aspect showcasing the views.

En Suite

White suite comprising of low flush w/c and pedestal hand washbasin along with double shower cubicle with rainfall shower unit. There are complementary tiled surrounds and floor covering, a chrome effect heated rail ladder, inset ceiling lighting and double glazed obscure window.





Bedroom Two

13' max x 6' 8" (3.96m max x 2.03m)

A second double room with radiator and double glazed to front aspect.

Bedroom Three

13' x 6' 9" (3.96m x 2.06m)

Having a useful storage cupboard, radiator and once more double glazed to front aspect.

House Bathroom

Fitted with a modern white suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with overhead shower unit and screen. There are tiled surrounds and floor covering, cupboard housing the central heating boiler, a chrome effect heated rail ladder and double glazed obscure window.

External

The garden boasts a good degree of privacy being mainly lawned and is ideal for small children or dining al fresco. Below the garden is additional storage whilst parking is on street.



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welcome to

Cliff Road, Holmfirth

- Mid Terraced House
- Three Bedroom Accommodation
- Character Features
- Elevated Location
- Enclosed Gardens

Tenure: Freehold EPC Rating: C

£250,000

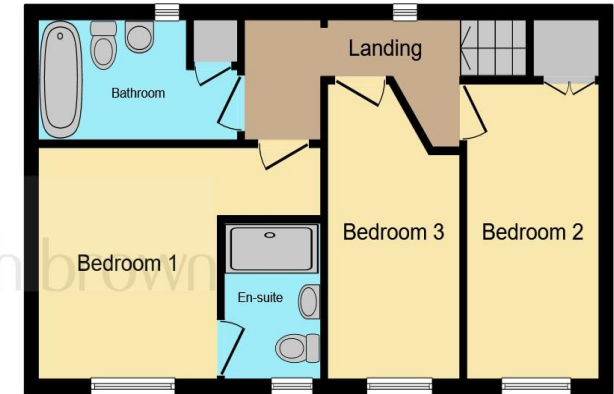
directions to this property:

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.



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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Property Ref:
HMF107511 - 0002

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