



**Dunford Road, HOLMFIRTH HD9 2DT**

**welcome to**

## **Dunford Road, HOLMFIRTH**

AN ATTRACTIVE MID TERRACE THREE BEDROOM OVER DWELLING LOCATED CLOSE TO THE VIBRANT HOLMFIRTH CENTRE. OFFERING CHARACTER AND CHARM. FURTHER ENHANCED WITH AN MEZZAININE AREA IDEAL FOR HOME OFFICE.

### **Summary**

An internal inspection is highly recommended to appreciate the space this three bedroom property has to offer. It has been lovingly looked after by the current owners to offer contemporary living but sympathetically decorated in keeping with the properties age. The property is located close to the vibrant Holmfirth centre, with its wealth of amenities, along with highly regarded schooling and ease of access to major commuting routes. It briefly comprises of entrance hallway, dining kitchen, lounge and cellar. To first floor three bedrooms and house bathroom. Further enhanced by a Mezzanine, ideal for home office. To the rear of the property is an outbuilding and garden area with hanging rights

### **Accommodation**

#### **Entrance Hallway**

Character in abundance with the stone flooring, beam to ceiling and exposed stone wall. There is also a central heating radiator.

#### **Dining Kitchen**

12' 1" x 10' 1" ( 3.68m x 3.07m )

Fitted with a modern range of wall and base units, complimented by modern worksurfaces and brick style tiles. Appliances include ceramic hob with extractor hood, oven and slimline dishwasher, space for fridge freezer and plumbing for a washing machine. The room has concealed unit lighting, a laminate floor covering, beam to ceiling and is double glazed to front elevation.

#### **Cellar**

With barrel vaulted ceiling that could be ideal as a workshop or additional storage.

#### **Lounge**

16' 1" x 13' 3" into recess ( 4.90m x 4.04m into recess )

Located to the rear of the property with a delightful wooded aspect and the acoustics of the nearby stream. The focal point is the solid fuel stove set to feature recess fireplace with timber mantel. There are beams to ceiling, various wall light points, and single glazing to rear aspect with slate sills.

#### **Bedroom One**

10' 11" x 10' 1" ( 3.33m x 3.07m )

Double carpeted bedroom with inset down lights to ceiling.

#### **Bedroom Two**

10' 4" x 8' 6" ( 3.15m x 2.59m )

Carpeted spacious double bedroom. Radiator. Double glazed to front aspect.

#### **Bedroom Three**

14' 5" including entrance x 7' 4" ( 4.39m including entrance x 2.24m )

Spacious double bedroom, with double glazed window to front aspect. Traditional column radiator.

#### **Mezzanine**

This room provides versatility in its usage, currently a home office, having under-eaves storage, central heating radiator and beams to ceiling.

#### **House Bathroom**

Stylish bathroom suite with Heritage pedestal wash hand basin, lower flush WC. The focal point being the claw foot roll top bath, with rainfall shower over. Complimented with paneled walls to dado height. Chrome style radiator. Inset down lights.

#### **External**

To the rear of the property is an outbuilding and garden area with hanging rights.





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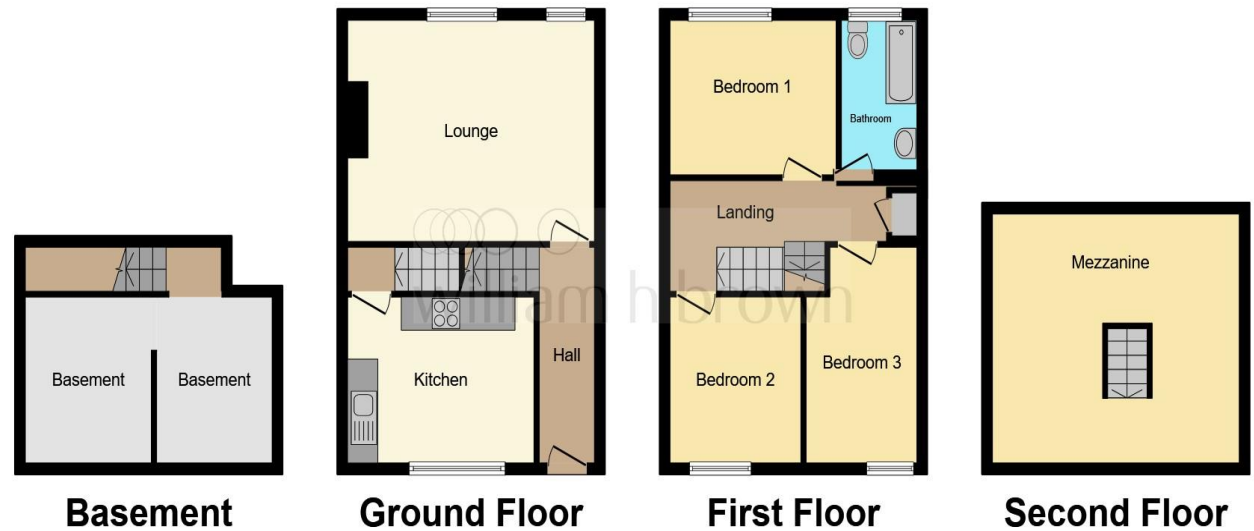
- Mid Terrace Overdwelling
- Three Bedrooms
- Character And Charm
- Mezzanine Area
- Dining Kitchen

Tenure: Freehold EPC Rating: D

**£230,000**

### 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



[williamhbrown.co.uk](http://williamhbrown.co.uk)