



**Back Lane, HOLMFIRTH HD9 1HG**



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## **Back Lane, HOLMFIRTH**

LOCATED JUST OFF THE CENTRE OF HOLMFIRTH IS THIS WELL PRESENTED END TERRACED COTTAGE AFFORDING VERSATILE 2/3 BEDROOM CHARACTER ACCOMMODATION WITH LOW MAINTENANCE GARDENS

### **Summary**

A property that should appeal to the first time buyer/investor market this end terraced characterful cottage affords versatile 2/3 bedroom accommodation briefly comprising: entrance vestibule, living room, dining kitchen, rear porch/utility, two first floor bedrooms, house bathroom and upper floor attic room utilised as the third bedroom. The low maintenance gardens showcase the views across the valley whilst the proximity of the property to Holmfirth's centre and it's amenities is a real plus. Inspection highly recommended.

### **Entrance Vestibule**

Having a central heating radiator and staircase ascending to the first floor.

### **Living Room**

13' 9" x 11' ( 4.19m x 3.35m )

Located to the front of the property with the focal point of the room being the solid fuel stove set to inglenook style fireplace. Benefiting from understairs storage in the lounge and landing. There is inset ceiling lighting, a central heating radiator, exposed stonework and double glazed window to the front aspect with views across the valley.

### **Dining Kitchen**

13' 5" x 8' 5" max ( 4.09m x 2.57m max )

With a range of wall and base units with roll edge work surfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. There is an integrated gas hob, electric oven plumbing for a washing machine, combi boiler. The room has complementary tiled surrounds, a laminate floor covering, again note the exposed stonework and there is a double glazed window to rear aspect.

### **Rear Porch**

6' 2" x 4' 6" ( 1.88m x 1.37m )

Also acting as a utility area and having a tiled floor covering, velux window and inset ceiling lighting with door leading to rear of property.

### **First Floor Bedroom One**

14' 4" in rec x 11' 4" ( 4.37m in rec x 3.45m )

A sizeable double bedroom with radiator, double glazed window to front aspect, note the pleasant views and a study area.

### **Bedroom Two**

10' x 7' 8" max ( 3.05m x 2.34m max )

Another generous room having double glazed window to rear aspect.

### **House Bathroom**

Modern white suite comprising of low flush w/c, vanity style hand washbasin and paneled bath with overhead rainfall shower unit and attachment. There are tiled walls, inset ceiling lighting and a double glazed obscure window.

### **Attic Room**

15' x 9' 1" restricted head height ( 4.57m x 2.77m restricted head height )

Utilised as the third bedroom there is a vaulted ceiling with exposed timbers, two velux windows, exposed timbers and a central heating radiator.

### **External**

To the front of the property is an enclosed low maintenance garden ideal for relaxing or dining al fresco. There is an old toilet block under the decking. There are also terraced gardens to the rear. On street road parking can often be found on Back Lane.





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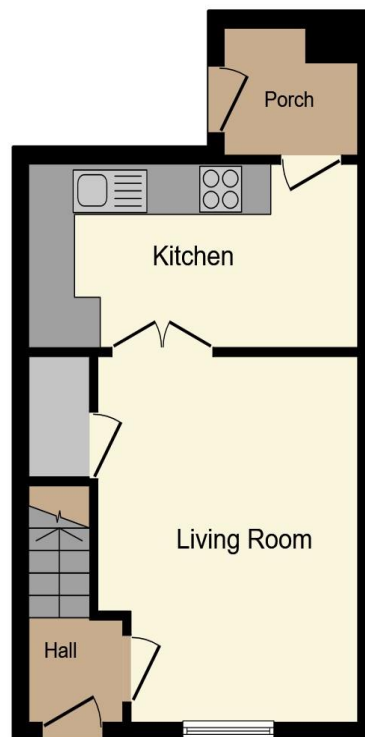
- No Onward Chain
- End Terraced Cottage
- Low Maintenance Gardens
- 2/3 Bedroom Accommodation
- Central Holmfirth Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

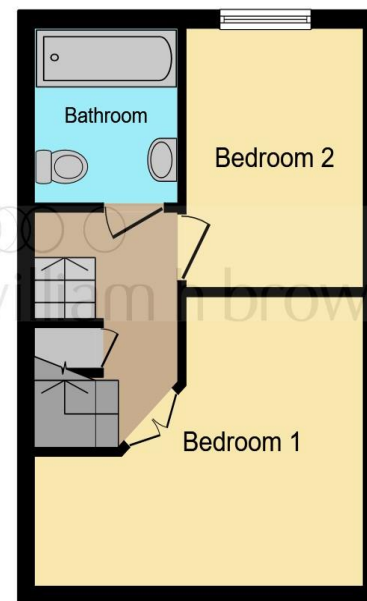
offers over  
**£170,000**

### directions to this property:

Leave Holmfirth via Station Road. Turn right onto Back Lane, follow the road to the brow of the hill, turn left up the cobbled track lane and the property can be found on the left hand side.



Ground Floor



First Floor



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

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