



Holme View Drive, Upperthong Holmfirth HD9 3HL

welcome to

Holme View Drive, Upperthong Holmfirth

REDUCED FOR A QUICK SALE. THE PROPERTY IS SOLD AS SEEN ! OCCUPYING AN ELEVATED POSITION ABOVE THE HOLME VALLEY IS THIS WELL PRESENTED SEMI DETACHED RESIDENCE AFFORDING THREE BEDROOM ACCOMMODATION WITH DRIVEWAY, GARAGE AND GARDENS.

Summary

William H Brown are pleased to bring to market this three bedroom semi-detached home in the ever popular village of Upperthong. The property is well placed for highly regarded primary schooling and within the Holmfirth High school catchment area and just a short distance to the centre of Holmfirth with shops, restaurants, bars and amenities on offer. Being well presented throughout and affording accommodation over two floors which briefly comprises; an entrance hallway, lounge diner and kitchen to the ground floor whilst to the first floor is a landing, three bedrooms and the house bathroom. Externally the property enjoys wonderful far reaching views across the valley from the front elevation. Further enhanced externally with a driveway providing off road parking and access to the integral garage plus low maintenance gardens to the rear.

Accommodation Entrance Hall

There is a central heating radiator and staircase ascending to the first floor. A door leads to:

Lounge/ Dining Room

25' x 12' max (7.62m x 3.66m max)

A generously proportioned room with natural light flooding through via the double glazed windows to both front and rear aspects. The focal point is the Adams style feature fire surround and there is a laminate floor covering, decorative dado rail, coving to ceiling and various wall light points. With ample room for freestanding furniture the room also has two central heating radiators.

Kitchen

8' 9" x 7' 7" (2.67m x 2.31m)

Fitted with a modern range of wall and base units

with complementary worksurfaces incorporating a sink and drainer unit with mixer tap. There is a cooker point, integral dishwasher and space for fridge freezer whilst the room has tiled surrounds, inset ceiling lighting, double glazed window to rear aspect, understairs storage and a door leads to the integral garage.

First Floor Bedroom One

13' x 8' 9" (3.96m x 2.67m)

Located to the front of the property therefore showcasing the fabulous views, a central heating radiator and is double glazed to front aspect.

Bedroom Two

11' 7" x 8' 10" (3.53m x 2.69m)

A second double bedroom with central heating radiator and double glazed window to rear aspect.

Bedroom Three

10' x 5' 9" (3.05m x 1.75m)

Bedroom three could easily be adapted as a child's room or home office and has a bulkhead storage cupboard, radiator and is double glazed to front aspect, therefore having the views.

House Bathroom

A stylish room with a white suite comprising of low flush w/c, vanity style hand washbasin and panelled bath with overhead rainfall shower and screen. There are complementary tiled walls, a central heating radiator and double glazed obscure window to rear aspect.

External

To the front of the property is a lawned area and driveway providing off street parking. This leads to the garage that has power and lighting, plumbing



for the washing machine, houses the boiler and rear access door.
The enclosed rear gardens are predominantly low maintenance with paved patio, further seating areas and a variety of plants and shrubs.



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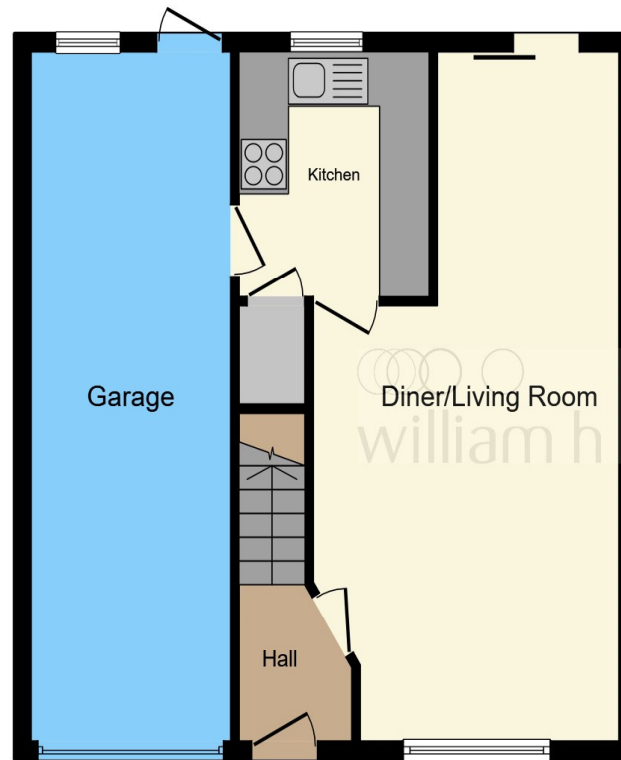
- Sold As Seen
- Semi Detached House
- Three Bedroom Accommodation
- Prime Village Location
- Gardens & Garage

Tenure: Freehold EPC Rating: C

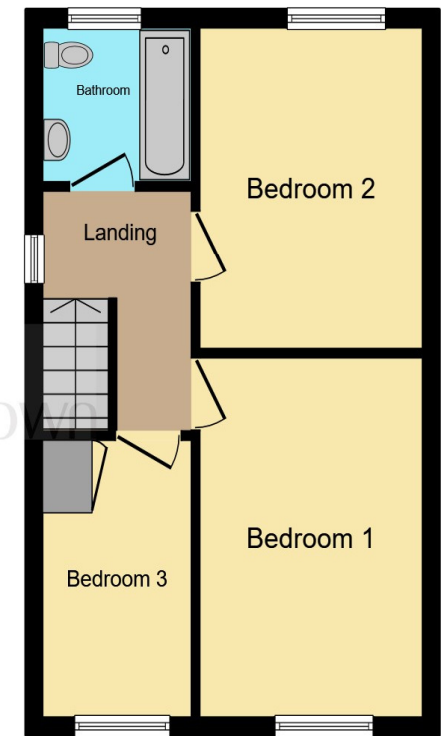
£245,000

directions to this property:

Leave Holmfirth via Victoria Street and turn left at the traffic lights on to Huddersfield Road. Bear right on to Greenfield Road A635. Turn right on to Ash Grove Road and follow the road to the top. Turn left on to Broad Lane. Turn right on to Netherhouses and left on to Holme View Drive where the property can be found on the right 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:
HMF108156 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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