



Lime Avenue, Thongsbridge Holmfirth HD9 7SS

welcome to

Lime Avenue, Thongsbridge Holmfirth

OFFERED WITH VACANT POSSESSION IS THIS THREE BEDROOMED, SEMI-DETACHED CORNER DORMER PROPERTY, SET IN THE HIGHLY DESIRABLE AREA OF THONGSBRIDGE. IN THE CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND A SHORT DISTANCE FROM THE VIBRANT HOLMFIRTH.

Summary

Set for sale within this well regarded cul de sac, is this substantial semi detached dormer property, that offers lots of potential to extend and create additional parking and garage space, subject to relevant consent. The property is close by to sought after schooling and local amenities. Being just a short distance into the vibrant Holmfirth town, with its wealth of shops, restaurants, public houses and wine bars. Well placed for access to commuting networks. Offering flexible accommodation with scope to extend, subject to relevant planning. Briefly comprising of entrance porch, lounge, dining kitchen, bedroom and house bathroom. To first floor are a further two double bedrooms. Externally there is a lovely size wrap around garden. Located at the bottom of the garden is driveway access, leading to a shed. The current vendor informs us that a garage used to be there.

Accommodation

Entrance Porch

Enter through upvc double glazed door into entrance porch, double glazed windows to side. Tiled floor covering.

Entrance Hallway

Carpeted entrance hallway, radiator. Giving access to storage cupboard with obscured window. Housing the Ideal boiler. Carpeted staircase leading to first floor bedrooms.

Bedroom Two

11' 10" x 11' (3.61m x 3.35m)
This room is currently utilised as a bedroom, However would work as second reception or dining room. Carpeted flooring. Double glazed window to rear aspect looking over the pleasant garden. Radiator.

Bathroom

Comprising of a three piece white bathroom suite, corner shower, with contrasting wash hand basin and low flush WC. Partial tiled walls, with vinyl floor covering. Obscured double glazed window. Radiator.

Lounge

16' 5" x 10' 11" (5.00m x 3.33m)
Located to the front of the property is this lovely size lounge. With plenty of natural light flooding in from the double glazed window. Carpeted floor covering. The real focal point of the room being the stone and timber fire surround housing coal effect gas fire.

Breakfast Kitchen

12' 1" x 8' 9" (3.68m x 2.67m)
Another sizeable room, fitted with a good range of wall and base units. Complimented by integral oven and gas hob. Plumbing for washing machine, and space to accommodate a fridge freezer. Double glazed window to front aspect. There is also a nice size cupboard ideal for larger space.

Landing

Carpeted staircase leads to landing, giving access to two bedrooms. Goodsize storage cupboard, ideal for storing bed linen and towels.

Bedroom One

15' x 10' 11" (4.57m x 3.33m)
Light and airy spacious double bedroom, with plenty of natural light flooding in from the double glazed window to front aspect. There is a bank of modern built in wardrobes, with a door leading to, additional eaves storage. Radiator.





Bedroom Three

11' 4" x 8' 9" (3.45m x 2.67m)

Carpeted double bedroom, with double glazed window to front aspect. Radiator. Useful storage cupboard.

Externally

To the front of the property is a laid to lawn garden, with an array of plants and shrubs. A stone paved path gives access to the side of the property, with the garden continuing. To the rear is pebbled garden, giving access to the driveway which leads to a shed. Please note, the driveway is to the rear of the property, that leads to a shed. We have been informed by our clients that a garage used to sit on the plot.



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Lime Avenue, Thongsbridge Holmfirth

- No Upper Chain
- Semi Detached Dormer
- Three Bedrooms
- Corner Plot
- Garden To Three Sides

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of
£230,000

directions to this property:

Leave Holmfirth via Huddersfield Road towards Honley. On reaching Thongsbridge turn right into Miry Lane. Follow this road to the top and turn left onto Woodlands Avenue, and left onto Lime Avenue. The property can be found on the right hand side identified by our for sale board.



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:
HMF108303 - 0007

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