



Woodhead Road, Holmfirth HD9 2PR

welcome to

Woodhead Road, Holmfirth

****OPEN HOUSE - 27th September 11am-12pm Call for an appointment**** MATURE MID TERRACED RESIDENCE AFFORDING GENEROUS FOUR BEDROOM ACCOMMODATION ON THREE FLOORS WITH OFF STREET PARKING AND GARDENS TO REAR. LOCATED ON THE OUTSKIRTS OF HOLMFIRTH.

Summary

This substantial mid terraced residence warrants an internal inspection to fully appreciate the sizeable accommodation on offer. Perfect for the growing family or anyone wanting space to work from home the property briefly comprises: entrance hall, lounge/dining room, kitchen, rear porch/conservatory, three first floor bedrooms, house bathroom and upper floor principle bedroom. Externally the property is enhanced by the gardens to front and rear and there is added off street parking. With well regarded schooling nearby the property also has ease of access to Holmfirth and its many amenities.

Accommodation

Entrance Hall

There is a central heating radiator, staircase ascending to the first floor and door leading to:

Lounge/ Dining Room

24' 7" x 13' 7" max (7.49m x 4.14m max)

This generously proportioned room ideal for both relaxing and dining has two central heating radiators and is double glazed to both front and rear aspects, with a door leading out into the conservatory.

Kitchen

13' 2" x 5' (4.01m x 1.52m)

Having a range of wall and base units with roll edge worksurfaces incorporating a stainless steel one and a half bowl sink and drainer unit with mixer tap. There is a gas hob and electric oven along with plumbing for the washing machine. The room has complementary tiled surrounds and floor covering and is double glazed to rear aspect.

Conservatory/Rear Porch

Ideal as a shoes off area or for pots and planters and

having tiled floor covering and door leading to the rear of the property.

First Floor Bedroom Two

11' 2" x 9' 3" max (3.40m x 2.82m max)

This double room has a storage cupboard housing the central heating boiler, a central heating radiator and is double glazed to front aspect with fabulous views across the valley.

Bedroom Three

13' x 8' 6" (3.96m x 2.59m)

Another double room with central heating radiator and double glazed to rear aspect.

Bedroom Four

9' 8" x 8' 1" (2.95m x 2.46m)

The fourth and final room also of double proportions has a central heating radiator and is double glazed to rear aspect.

House Bathroom

8' x 7' 3" (2.44m x 2.21m)

Fitted with a 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, a central heating radiator and double glazed obscure window.

Upper Floor Bedroom One

15' 8" max x 14' 5" max (4.78m max x 4.39m max)

A sizeable principle bedroom with radiator, two velux roof windows and undereaves storage.

External

To the front of the property are steps leading up to the front door whilst there are also a variety of plants and shrubs.



To the rear of the property there is access to elevated gardens with a fabulous outlook across the valley, they are mainly laid to lawn again with an array of plants and shrubs. There is also off street parking.



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Woodhead Road, Holmfirth

- Mid Terraced House
- Four Bedroom Accommodation
- Gardens
- Off Street Parking
- Valley Views

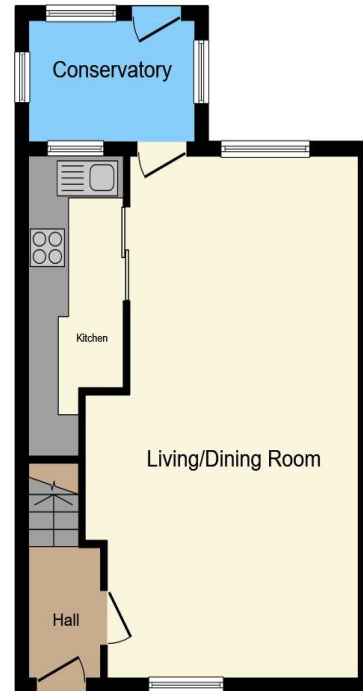
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000

directions to this property:

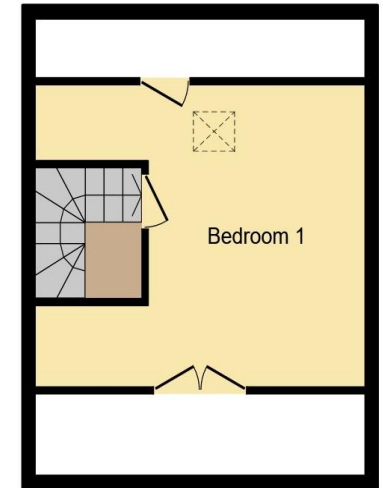
Leave Holmfirth via Victoria Street and turn left at the traffic lights on to Woodhead Road. Continue past Burnlee Rd and the property can be found on the right hand side.



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

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Property Ref:
HMF108330 - 0006

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william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk