



**Woodley Cottage Choppards Lane, Holmfirth HD9 2RE**

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## **Woodley Cottage Choppards Lane, Holmfirth**

DELIGHTFUL MID TERRACED COTTAGE AFFORDING TWO BEDROOM ACCOMMODATION PRESENTED TO A HIGH STANDARD AND LOCATED IN A PLEASANT RURAL POSITION WITH STUNNING COUNTRYSIDE CLOSE AT HAND

### **Summary**

A perfect opportunity for the first time buyer/investor to purchase a delightful cottage in the rolling countryside on the fringes of the sought after summer wine village of Holmfirth. Affording generous two bedroom accommodation the property is presented in move in condition and boasts a good deal of character. Having ease of access to Holmfirth many amenities and commuting routes an internal inspection is highly recommended.

### **Accommodation**

#### **Entrance Hall**

There is a radiator, staircase ascending to the first floor and a door leads to:

#### **Lounge/Dining Room**

16' x 11' 5" max ( 4.88m x 3.48m max )

An attractively presented room with the focal point being the electric fire set to feature surround with concealed lighting. There is a character beam to ceiling, a wall heater and double glazed window to front aspect.

### **Kitchen**

9' 2" x 7' 8" plus doorwell ( 2.79m x 2.34m plus doorwell )

Fitted with a stylish range of base units with complementary worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. There is an electric cooker, plumbing for a washing machine, space for a fridge freezer and the room has inset ceiling lighting, wall heater and is double glazed to rear aspect overlooking the adjacent field.

### **First Floor**

#### **Bedroom One**

16' 4" x 7' 2" ( 4.98m x 2.18m )

A comfortable double room with inset ceiling

lighting, airing cupboard, wall heater and double glazed window to front aspect.

#### **Bedroom Two**

9' 2" x 9' ( 2.79m x 2.74m )

A second double bedroom with wall heater and double glazed to rear aspect again overlooking the field.

#### **Bathroom**

6' 2" x 5' 6" ( 1.88m x 1.68m )

Modern white suite comprising of low flush w/c, pedestal hand washbasin and paneled bath with overhead shower and screen. There are complementary tiled walls, a heated rail, vinyl floor covering and a double glazed obscure window.

#### **External**

To the front of the property is a compact cottage garden ideal for pots and planters and relaxing whilst there is also the availability of on street parking.







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## **Woodley Cottage Choppards Lane, Holmfirth**

- Mid Terraced Cottage
- Two Bedroom Accommodation
- Rural Location
- Character Features
- Stylish Bathroom & Kitchen

Tenure: Freehold EPC Rating: E

# £160,000

### **directions to this property:**

Leave Holmfirth town centre via Dunford Road. Proceed up Dunford Road for approximately one mile before turning right onto Choppards Bank Rd. Follow the lane along and then bear left. Turn right into Choppards Lane and proceed to the bottom of the hill where the property can be found on the left hand side.

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