



**Elm Avenue, Thongsbridge Holmfirth HD9 7ST**



**welcome to**

## **Elm Avenue, Thongsbridge Holmfirth**

BEING WELL SITUATED FOR LOCAL SCHOOLING, IS THIS TURN KEY MID TERRACE PROPERTY. FRESHLY DECORATED AND NEUTRAL CARPETS. THREE BEDROOMS, SPACIOUS DINING KITCHEN. ATTRACTIVE REAR GARDEN.

### **Summary**

Ready to move into is this mid terraced residence that boasts spacious three bedroom accommodation ideal for a growing family or professional couple. The property is set within close proximity to Holmfirth High school and walking distance of the Vibrant Holmfirth, with its wealth of cafes, restaurants and wine bars. The property briefly comprises of:-Entrance Lobby, lounge, dining kitchen, three bedrooms and house bathroom to first floor. Externally there is a garden to the front, and attractive rear garden.

### **Accommodation Entrance Lobby**

Enter through double glazed door into entrance lobby. Carpeted staircase leads to first floor. Radiator.

### **Lounge**

13' 5" x 13' 4" ( 4.09m x 4.06m )  
Neutrally decorated carpeted lounge, with plenty of natural light flooding in from the double glazed window to front aspect. Stone fire place, with recessed gas fire(not currently working) with tiled hearth. Radiator.

### **Dining Kitchen**

13' 4" x 9' 4" ( 4.06m x 2.84m )  
Spacious dining kitchen, with a good range of gloss wall and base units, complimented by partial tiled walls. Further enhanced by plumbing for washing machine,electric oven, gas hob, extractor over. Door leading to pantry, an ideal storage space. Double glazed window to rear, over looking the delightful garden. Door access onto rear garden. Radiator.

### **Landing**

Carpeted staircase leads to first floor landing. With

loft access, the loft is partially boarded with power. There is also a silent ceiling extractor fan that circulates air.

### **Bedroom One**

13' 5" x 10' ( 4.09m x 3.05m )  
Spacious double carpeted bedroom with double glazed window to front aspect. Radiator.

### **Bedroom Two**

9' 4" x 9' ( 2.84m x 2.74m )  
Carpeted bedroom with double glazed window over looking the delightful rear garden. Radiator

### **Bedroom Three**

9' x 6' 6" Max ( 2.74m x 1.98m Max )  
Carpeted bedroom with double glazed window to front aspect. Useful storage cupboard over the bulkhead. Radiator

### **House Bathroom**

Fitted with a four piece white suite, with wash hand basin, shower cubicle with rainfall shower, and additional handset, bath and low flush WC. Partial tiled walls, with dado feature tile. Obscured double glazed window to rear. Heated Towel Rail.

### **External**

To the front of the property is a paved.... To the rear is an attractive sunny garden, with a paved patio, leading to a laid to lawn garden with well established plants and shrubs. Making this the ideal space to al fresco dine, with those summer months. Useful Outside tap.





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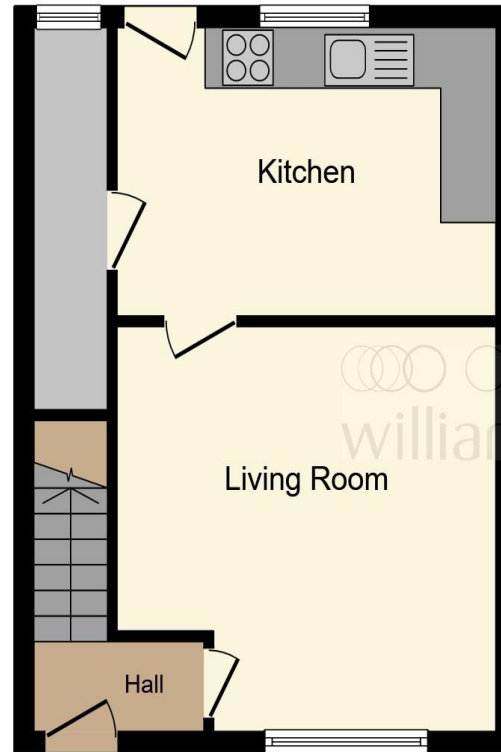
- \*\*\*NO CHAIN\*\*\*
- Mid Terrace
- Three Bedrooms
- Spacious Dining Kitchen
- Delightful Rear Garden

Tenure: Freehold EPC Rating: D

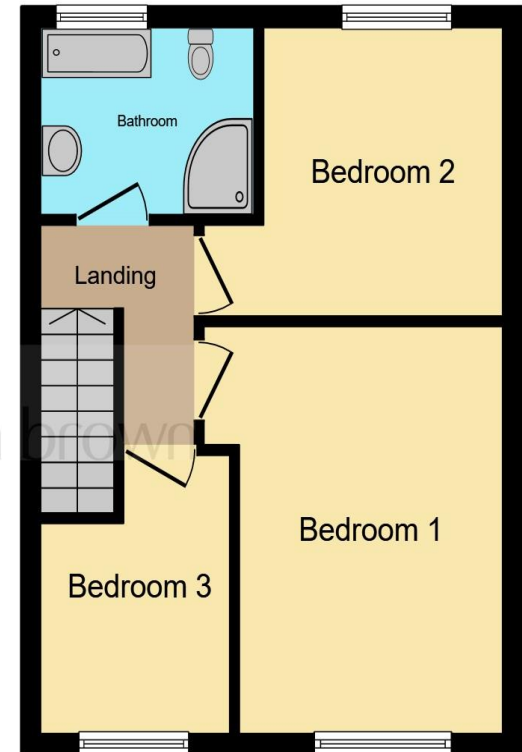
**£180,000**

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

Leave Holmfirth via Victoria Street and bear left on to the A635 Market Walk towards New Mill. Follow for approximately one mile before turning left on to Heys Road. Take the next right on to Miry Lane and then turn left on to Woodlands Avenue. Take the second right on to Elm Avenue where the house is located 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](http://www.focalagent.com)

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Property Ref:  
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