



**Town End Crescent, Holmfirth HD9 1QR**



**welcome to**

## **Town End Crescent, Holmfirth**

SPLENDID DETACHED FOUR BED PROPERTY WITH A LARGE CONSERVATORY, ATTRACTIVE GARDENS AND DOUBLE GARAGE LOCATED IN THE POPULAR VILLAGE OF WOOLDALE, CLOSE TO WELL REGARDED SCHOOLING, A WEALTH OF AMENITIES AND THE PEAK DISTRICT NATIONAL PARK.

### **Summary**

Wooldale has a village store and popular pub, the Wooldale Arms and is situated approximately a 15-minute walk into the bustling town of Holmfirth itself having numerous pubs, restaurants and shops, currently including Co-op, Aldi and Lidl stores. The property is within the catchment area for Holmfirth High and New Mill Infant & Junior schools both rated outstanding by Ofsted. Located on the edge of the Peak District National Park, the property will suit the commuter with ease of access to Manchester (24 miles), Leeds (27 miles), Sheffield (22 miles) and Wakefield (17 Miles) where there are direct trains to London. Wooldale is also served by the Holme Valley bus service.

### **Accommodation Entrance Hall**

Recently decorated and carpeted this reception area has a cloaks cupboard, radiator, inset ceiling lighting, double glazed window to front aspect and staircase ascending to the first floor.

### **Lounge**

17' x 11' 10" ( 5.18m x 3.61m )  
Again recently decorated and carpeted and having various wall light points, decorative coving to ceiling, central heating radiator and double glazed window to front aspect overlooking the front garden.

### **Dining Room**

13' 4" x 12' ( 4.06m x 3.66m )  
Having a laminate floor covering, coving to ceiling, radiator and being open to:

### **Conservatory**

26' 2" x 13' 8" ( 7.98m x 4.17m )

A fabulous family room and perfect for entertaining, the room has a continuation of the laminate floor covering, three central heating radiators, ceiling light point and French style doors lead out onto the patio & the garden.

### **Kitchen**

12' x 11' 10" ( 3.66m x 3.61m )  
Open plan from the conservatory and fitted with a range of modern wall and base units with roll edge granite effect worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the five burner gas hob with extractor hood, an electric fan oven, dishwasher and fridge freezer whilst the room has inset ceiling lighting, a laminate floor covering and concealed unit lighting. A door from the kitchen leads to the garage & lower garden.

### **Cloaks/W.C**

Fitted with a white low level w/c and hand washbasin with tiled surrounds, a vinyl floor covering, radiator and double glazed obscure window.

### **Upper Floor Bedroom One**

15' x 15' ( 4.57m x 4.57m )  
A generous principle bedroom with two banks of fitted wardrobes, decorative coving to ceiling, central heating radiator and double glazed window to front aspect with distant views towards Castle Hill.

### **En Suite**

12' 3" x 4' 5" ( 3.73m x 1.35m )  
Fitted with a white low level w/c, contemporary style hand washbasin, corner bath and tiled shower cubicle. There are tiled surrounds, a vinyl floor covering, chrome heated towel rail and a double





glazed obscure window.

### Bedroom Two

17' x 11' 10" ( 5.18m x 3.61m )

Another sizeable double room with fitted wardrobes having downlighting, there is a central heating radiator, coving to ceiling and the room is double glazed to front aspect again boasting far reaching views.

### Bedroom Three

12' x 11' 2" ( 3.66m x 3.40m )

This double room has a radiator, coving to ceiling and is double glazed window to rear aspect affording hillside views.

### Bedroom Four

12' x 9' ( 3.66m x 2.74m )

The final double bedroom has coving to ceiling, a central heating radiator and with a double glazed window with rear aspect- again note the views.

### House Bathroom

8' 5" x 8' ( 2.57m x 2.44m )

White suite comprising of low level w/c, pedestal hand washbasin, panelled bath and separate shower cubicle. There are tiled surrounds, a chrome heated towel rail and two double glazed obscure windows.

### External

To the front of the property is a sizeable tarmac driveway that can accommodate two vehicles and a caravan or motorhome to the side. There is a raised lawned area with an array of plants and shrubs.

There is also a useful garden shed. The double garage has a Hormann electric roll door with the garage having a utility area with plumbing for a washing machine, base units with roll edge worksurfaces. The garage also houses the gas central heating boiler.

Side access with power point leads to the rear.

The attractive rear garden is mainly laid to lawn with

Indian sandstone patio, a sheltered garden room with power and a water supply and an array of established plants and shrubs.



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## **Town End Crescent, Holmfirth**

- Spacious Detached Four Bedroom Home
- Gas Central Heating, Double Glazed & Maintained Alarm System
- Prime Village Location
- Attractive Gardens
- Double Garage & Ample Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £500,000

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

Leave Holmfirth via Station Road, turn right into Town End Road. Continue up this road, over the brow of the hill and turn right into Wooldale Road, turn immediately right into Town End Avenue, then left into Town End Crescent where the property can be found on the left hand side.



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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