



**Holme Valley Court Huddersfield Road, Thongsbridge  
Holmfirth HD9 3TQ**



**welcome to**

## **Holme Valley Court Huddersfield Road, Thongsbridge Holmfirth**

Holme valley court is an exclusive development for the OVER 55'S. Constructed in 2008 and lying on the hillside behind the Holme Valley memorial hospital. This well appointed TWO BEDROOM AND FIRST FLOOR apartment has use of communal grounds and common room. Further benefits from internal lift.

### **Summary**

Presented to a high standard throughout, this first floor two bedroomed apartment is set within an exclusive development for over 55's. Further benefiting from an internal lift, use of recreational lounge and communal gardens. It is situated within easy reach of the vibrant Holmfirth, including its wealth of shops, supermarkets, wine bars and restaurants. The apartment also has the benefit of public transport on its doorstep and easy access to the doctors and dentist. It is within close proximity to the local leisure centre which boasts a gymnasium and swimming pool. The accommodation comprises of spacious entrance hallway, with two double storage cupboards, open plan breakfast kitchen and lounge, two bedrooms and shower room.

### **Accommodation**

#### **Communal Entrance**

Enter the building to the lower ground floor using an entry phone system linked to the apartment, into a spacious communal hallway. The apartment is situated on the first floor and is accessed via stairs or a lift.

#### **Entrance Hallway**

Enter into this spacious hallway, with two double built in storage cupboards, one housing the boiler and one ideal for linen. With laminate style floor covering and inset down lights to ceiling. Loft access. Radiator.

#### **Breakfast Kitchen And Lounge**

27' 7" x 11' 8" ( 8.41m x 3.56m )

Attractive breakfast kitchen with a good range of shaker style wall and base units, incorporating breakfast bar for seating. There is a good level of

integral appliances including, oven, microwave, Neff induction hob, dishwasher, washing machine, fridge and freezer. Extractor hood over hob. Further complimented by tiled floor covering. The living area, is neutrally decorated and has plenty of natural light flooding in from the double glazed velux window, side window and the real focal point being the Juliet balcony.

#### **Bedroom One**

12' 2" x 10' 5" ( 3.71m x 3.17m )

Spacious double bedroom neutrally decorated. with a bank of built in wardrobes. Double glazed window with rear aspect over looking the woodland area.

#### **Bedroom Two**

12' 2" x 7' ( 3.71m x 2.13m )

Neutrally decorated carpeted bedroom, with built in wardrobe. Double glazed window to rear aspect over looking the woodland area.

#### **Shower Room**

This lovely size shower room, has the space to accommodate a bath if required. With walk in shower, vanity sink with useful storage, and low flush WC. Further enhanced by inset down lights to ceiling, tiled walls with feature dado tile and tiled floor covering. Extractor.

#### **External**

Externally the apartment benefits from the communal gardens and a visitors parking space.





***view this property online*** [williamhbrown.co.uk/Property/HMF108454](http://williamhbrown.co.uk/Property/HMF108454)



**welcome to**

## **Holme Valley Court Huddersfield Road, Thongsbridge Holmfirth**

- First Floor Apartment
- Close To Amenities
- Exclusive Development For Over 55's
- Two Bedrooms
- Juliet Balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1992.00

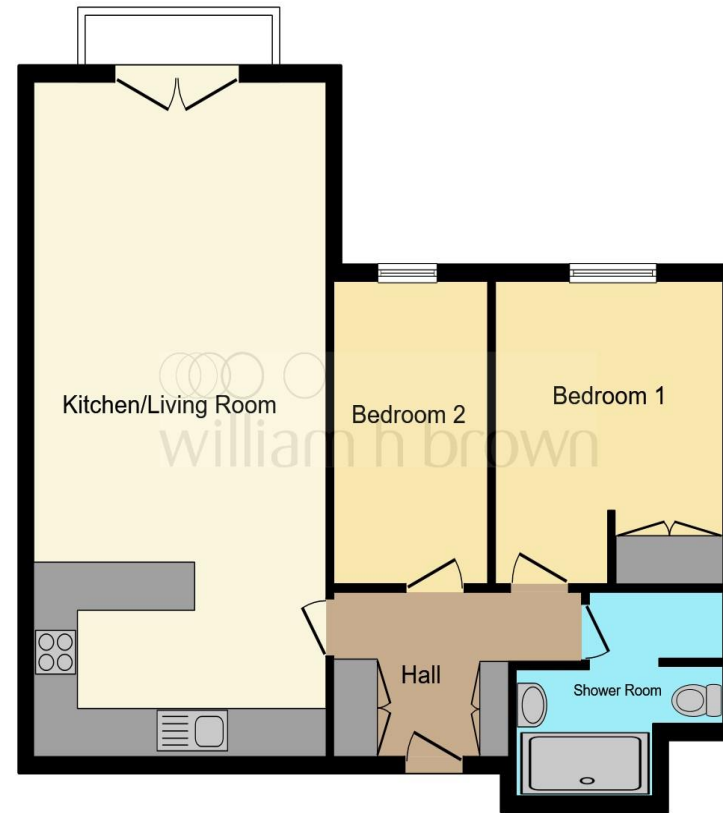
Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 78 years from 20 Apr 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£215 000**

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

From our offices on Victoria Street turn right at the traffic lights onto Huddersfield Road, the continue on Huddersfield Road for approximately half a mile, where the Holme Valley Memorial Hospital can be found on the left hand side and the Holme Valley Court is located behind the Holme Valley Memorial Hospital.



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)

**view this property online** [williamhbrown.co.uk/Property/HMF108454](http://williamhbrown.co.uk/Property/HMF108454)



Property Ref:  
HMF108454 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01484 687818**



[holmfirth@williamhbrown.co.uk](mailto:holmfirth@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**