



**Sycamore Rise, Holmfirth HD9 7TJ**



**welcome to**

## **Sycamore Rise, Holmfirth**

LOCATED CLOSE TO LOCAL AMENITIES & HIGHLY REGARDED SCHOOLS, IS THIS THREE BEDROOM DETACHED PROPERTY AVAILABLE WITH NO CHAIN AND WELL MAINTAINED THROUGHOUT. EXTERNALLY THERE ARE GARDENS AND ACCESS TO A GARAGE.

### **Summary**

Occupying a pleasant cul de sac position and being available with no vendor chain this detached residence warrants an inspection for the three bedroom accommodation to be fully appreciated. Briefly comprising: entrance hall, living room, dining kitchen, aforementioned first floor bedrooms and house bathroom the property is further enhanced by the gardens to front and rear and driveway with garage. Perfectly positioned for well regarded schooling there are also a wealth of amenities and ease of access for commuting routes to surrounding commercial centres.

### **Accommodation**

#### **Entrance Hall**

There is a central heating radiator and double glazed window to side aspect.

#### **Living Room**

14' 7" x 13' 5" ( 4.45m x 4.09m )

A sizeable reception room where there is a decorative feature fireplace, two central heating radiators and double glazed window to front aspect.

#### **Dining Kitchen**

13' 4" x 10' 4" ( 4.06m x 3.15m )

The kitchen has a range of wall and base units with complementary worksurfaces incorporating a sink and drainer unit. There is plumbing for a washing machine, a central heating radiator, double glazed window to rear aspect and door leading to the rear.

### **First Floor**

#### **Bedroom One**

13' 1" x 8' 2" ( 3.99m x 2.49m )

Located to the rear of the property this double room has a central heating radiator and double glazed

window overlooking the garden.

#### **Bedroom Two**

12' 4" x 7' 5" ( 3.76m x 2.26m )

A second double room with central heating radiator and double glazed to front aspect.

#### **Bedroom Three**

9' 2" x 5' 8" ( 2.79m x 1.73m )

The third bedroom or home office has a bulkhead cylinder cupboard, radiator, and again is double glazed to front aspect.

#### **House Bathroom**

White low flush w/c, pedestal hand washbasin and panelled bath with complementary tiled surrounds, a chrome effect heated rail ladder and double glazed obscure window.

### **External**

A shared driveway leads to parking in front of the garage. There is a lawned area to the front whilst the timber fenced rear gardens are laid to lawn with and array of plants and shrubs.





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## Sycamore Rise, Holmfirth

- Detached House
- Three Bedroom Accommodation
- Driveway/Garage
- Close To Well Regarded Schooling
- Gardens

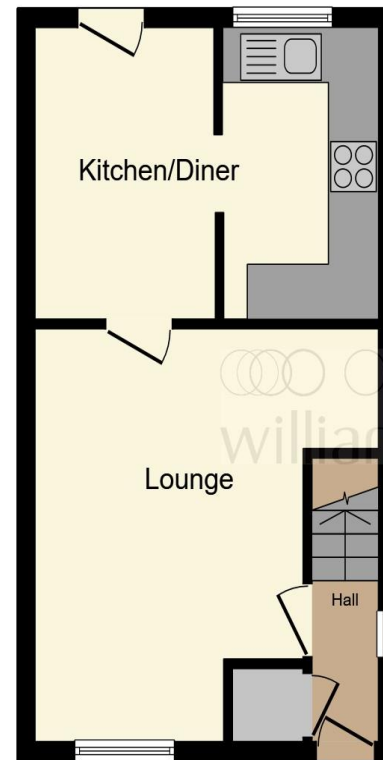
Tenure: Freehold EPC Rating: D

Council Tax Band: C

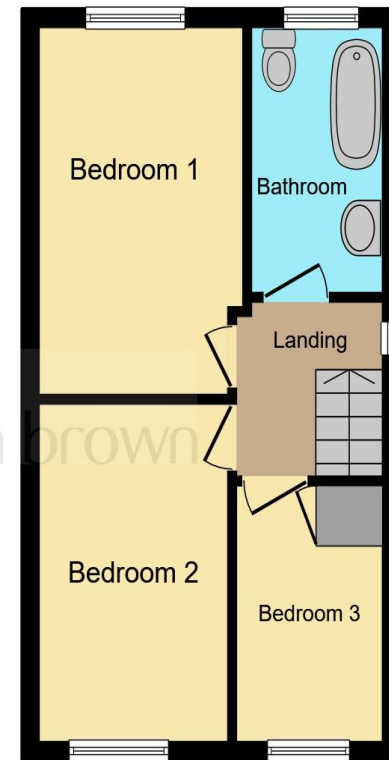
**£200,000**

### directions to this property:

Leave Holmfirth via Victoria Street and bear left on to Station Road. Continue on to Holmfirth Road. Just after Springwood Road, turn left in to Sycamore Rise where the property is situated in the cul de sac on the right hand side.



**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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**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)**