



Woodland View, Thongsbridge Holmfirth HD9 3JE

welcome to

Woodland View, Thongsbridge Holmfirth

LOCATED IN AN ENVIABLE POSITION OVERLOOKING THE RIVER HOLME AND A WOODLAND ASPECT IS THIS SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME, WITH AN ENCLOSED GARDEN TO THE REAR & TWO ALLOCATED PARKING SPACES.

Summary

An internal inspection would be highly recommended of this well presented semi detached house affording generous three bedroom accommodation on three levels. Briefly comprising: entrance hall, dining kitchen, living room, separate w/c, two first floor bedrooms, house bathroom, study area and upper floor principle bedroom with en suite facilities. To the rear is an enclosed low maintenance garden whilst there is also off street parking. With it's enviable riverside location the property is also in the catchment for highly regarded schooling and has access to a wealth of local amenities.

Accommodation

Entrance Hall

Currently carpeted and having a central heating radiator, double glazed window to front aspect and staircase ascending to the first floor.

Dining Kitchen

15' 9" x 9' 10" (4.80m x 3.00m)

A sizeable room with the kitchen area having an attractive range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include gas hob, electric oven, integral dishwasher, washing machine and fridge freezer whilst the room has concealed unit and inset ceiling lighting, complementary tiled surrounds and floor covering, a radiator and is double glazed to front aspect.

Living Room

15' x 13' 4" (4.57m x 4.06m)

Located to the rear of the property this well presented room is carpeted with central heating radiator and box bay windows and French style doors leading out into the garden.

W/C

Having a white low flush w/c and pedestal hand washbasin with tiled splashbacks and floor covering and central heating radiator.

First Floor

Bedroom Two

13' 4" max x 11' (4.06m max x 3.35m)

This double guest room has a central heating radiator and is double glazed to rear aspect.

Bedroom Three

10' 10" x 6' 6" (3.30m x 1.98m)

Another generous room with radiator and double glazed to rear aspect overlooking the river.

House Bathroom

6' 6" x 6' (1.98m x 1.83m)

Fitted with a modern white suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with mixer attachment. There are tiled surrounds, a vinyl floor covering, chrome effect heated rail ladder and double glazed obscure window.

Study Area

6' 5" x 5' 5" (1.96m x 1.65m)

Ideal for the home worker and having a fitted desk and being double glazed to front aspect.

Upper Floor

Bedroom One

22' 4" max x 13' 3" (6.81m max x 4.04m)

The principle bedroom is again of generous proportions with two velux windows providing a good amount of natural light. There are two central heating radiators and useful undereaves storage.





En Suite

A modern white suite comprising low level w/c and pedestal hand washbasin with quadrant shower cubicle and velux roof window.

External

The front of the property is ideal to sit and relax with its riverside setting whilst the enclosed west facing rear gardens are low maintenance with paved patio and artificial turf. There is also allocated off street parking for two vehicles.



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Woodland View, Thongsbridge Holmfirth

- Modern Semi Detached Residence
- Three Bedroom Accommodation Plus Study Area
- Principle Bedroom Being En Suite
- Low Maintenance Garden
- Riverside Outlook

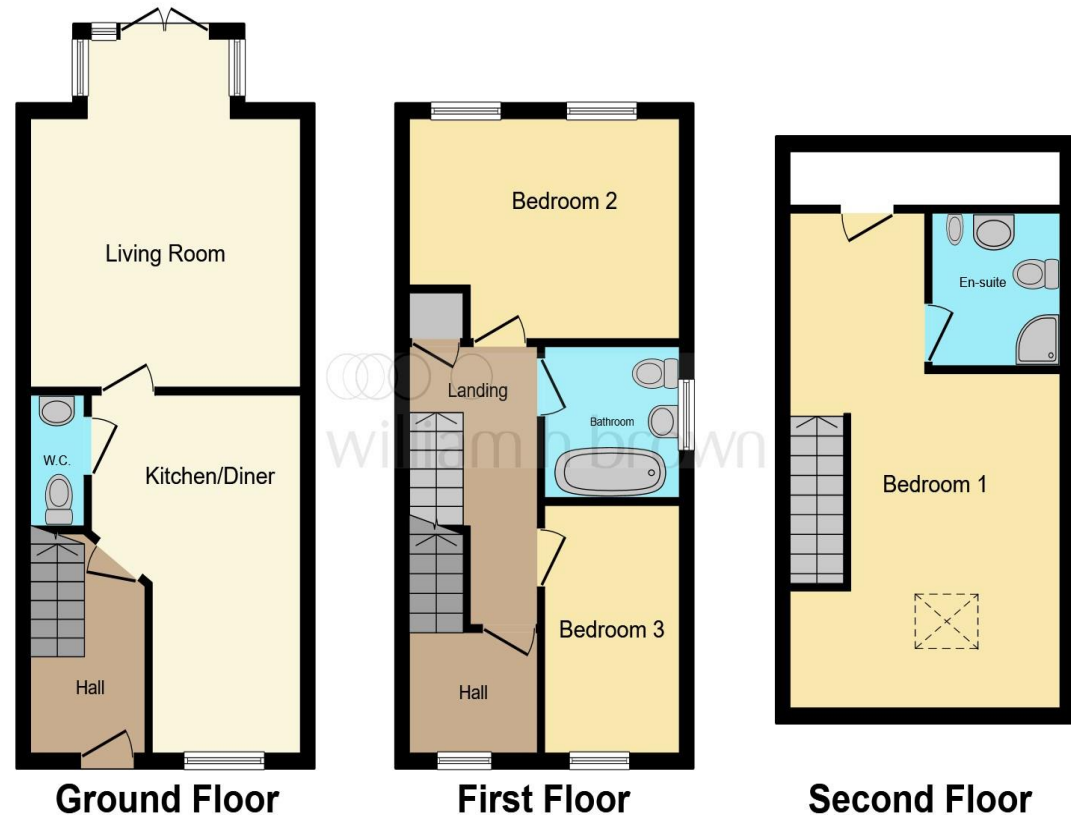
Tenure: Freehold EPC Rating: C

Council Tax Band: A

£270,000

directions to this property:

From our office on Victoria Street, turn right at the traffic lights onto Huddersfield Road. After approximately half a mile after the turning for Holmfirth pool and Sands, turn right into Woodlands View and follow the road around to the right.



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

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