



Farfield Avenue, Hepworth Holmfirth HD9 1TT

welcome to

Farfield Avenue, Hepworth Holmfirth

PRESENTED IN MOVE IN CONDITION IS THIS FABULOUS DETACHED TRUE BUNGALOW AFFORDING GENEROUS THREE BEDROOM ACCOMMODATION LOCATED IN THE SOUGHT AFTER VILLAGE OF HEPWORTH

Summary

In anticipation of a great deal of interest an early inspection would be highly recommended of this detached true bungalow refurbished by the current vendors to provide the property in turn key condition. Being available with no chain the property briefly comprises: entrance porch, entrance hall, lounge/dining room, breakfast kitchen, utility, aforementioned three double bedrooms, master being en suite, bathroom and cloaks/w.c. Set within delightful gardens there is also off street parking and a generous garage. Located on this desirable development in the highly sought after village of Hepworth the property has ease of access to local villages and their amenities, fabulous rolling countryside whilst also being well placed for major commuting routes.

Accommodation

Entrance Porch

Being single glazed to side aspect there is a tiled floor covering and door leading to:

Entrance Hall

A sizeable reception space with cloaks cupboards, one housing the hot water cylinder. There is decorative coving to the ceiling and a central heating radiator.

Lounge/Dining Room

22' 1" max x 17' max (6.73m max x 5.18m max)
A most impressive room with a wealth of natural light passing through via bay style window to front aspect and the French doors and double glazed window to the side aspect. These also showcase a splendid outlook towards the distant hillside. There is a raised stone hearth currently having an electric stove and the room has two central heating radiators and coving to ceiling.

Breakfast Kitchen

12' x 8' 10" (3.66m x 2.69m)

Fitted with a range of wall and base units with roll edge worksurfaces incorporating a stainless steel one and a half bowl sink and drainer unit with mixer tap. The room has a cooker point, space for a fridge freezer and plumbing for a dishwasher whilst there are travertine style tiled surrounds, a vinyl floor covering, radiator and double glazed window to rear aspect.

The room opens into the:

Utility

Complementing the kitchen area and having a breakfast bar area, plumbing for the washing machine, a continuation of the floor covering, double glazed windows to two aspects and door leading to rear porch.

Bedroom One

14' 10" x 9' 9" (4.52m x 2.97m)

The principle bedroom is of generous double proportions and is carpeted with coving to ceiling and double glazed bay style window to front aspect.

En Suite

Irregular Shaped Room 7' 8" x 5' 3" (2.34m x 1.60m)

Recently updated with a modern white low level w/c and vanity style hand washbasin. The quadrant shower cubicle house a rainfall shower unit with additional attachment whilst the room has inset ceiling lighting, a central heating radiator, extractor and double glazed obscure window.

Bedroom Two

22' 7" into robe x 8' 5" (6.88m into robe x 2.57m)

A splendid guest room with fitted wardrobes, coving to ceiling, two central heating radiators and double



glazed to two aspects.

Bedroom Three

10' 9" x 9' (3.28m x 2.74m)

The final bedroom again of double proportions has coving to ceiling, a radiator and is double glazed to rear aspect.

Bathroom

9' x 5' 6" (2.74m x 1.68m)

Fitted with a white pedestal hand washbasin, panelled bath and quadrant shower cubicle. There is a vinyl floor covering, an extractor fan and central heating radiator. Natural light is provided by the double glazed obscure window.

Cloaks/W.C

White low level w/c and wall hung hand washbasin. There is a vinyl floor covering, a central heating radiator and double glazed obscure window.

External

Externally the property sits with delightful gardens with laid to lawn areas and a vast array of plants and shrubs. There are several secluded areas to relax and enjoy those sunny days. The double width driveway to the front of the property leads to the above average sized garage that has power and lighting.



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welcome to

Farfield Avenue, Hepworth Holmfirth

- Detached True Bungalow
- Three Bedroom Accommodation- Master Being En Suite
- Attractive Gardens
- Garage
- No Vendor Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£425,000

directions to this property:

From our office on Victoria Street follow the road around on to Station Road. Continue forward on to New Mill Road and Holmfirth Road in to the village of New Mill. Bear right on to Sheffield Road then right on to Chapel Bank. Bear left on to Butt Lane. At the top of the hill turn left onto Towngate. Bear right onto Far Lane then right onto Farfield Drive where the property can be found on the left hand side on the corner on Farfield Avenue.



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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Property Ref:
HMF108504 - 0007

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