



**Fairfields Road, Holmbridge Holmfirth HD9 2NP**



**welcome to**

## **Fairfields Road, Holmbridge Holmfirth**

END TERRACED RESIDENCE OCCUPYING AN ELEVATED POSITION AND AFFORDING THREE BEDROOM ACCOMMODATION ALONG WITH PARKING, GARAGE AND GARDENS TO BOTH FRONT AND REAR.

### **Summary**

Available with no vendor chain is this well presented end terraced residence that boast sizeable three bedroom accommodation set away from the main thoroughfare. The accommodation briefly comprises: entrance hall, living room, dining kitchen, cloaks/w.c, aforementioned first floor bedrooms and house bathroom. Externally the property is enhanced by gardens to both front and rear and a driveway leads to the detached garage. With shops and amenities nearby the property is also in the catchment for well regarded schooling. Inspection recommended.

### **Accommodation**

#### **Entrance Hall**

Upon entry there is a central heating radiator and staircase ascending to the first floor.

#### **Living Room**

13' 9" x 14' 8" ( 4.19m x 4.47m )

This attractively decorated room as a gas coal effect fire with feature surround as its focal point whilst the room has recess storage cupboards, a decorative picture rail, inset ceiling lighting, radiator and is double glazed to front aspect.

#### **Dining Kitchen**

7' 8" x 17' 9" ( 2.34m x 5.41m )

Fitted with a range of wall and base units with roll edge worksurfaces incorporating a pot Belfast style sink with mixer tap. Appliances include the stainless steel five burner hob with extractor hood, electric oven and integral fridge freezer whilst there is also plumbing for a washing machine and dishwasher. There are complementary tiled surrounds and floor covering, coving to ceiling, a radiator and double glazed window to rear aspect.

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

Fitted with a white low level w/c and hand washbasin with radiator and double glazed window.

### **First Floor**

#### **Bedroom One**

9' 8" x 11' 2" ( 2.95m x 3.40m )

This generous double room has a decorative fireplace, picture rail, storage cupboards and is double glazed to front aspect showcasing the views.

#### **Bedroom Two**

12' 1" x 11' 4" ( 3.68m x 3.45m )

Another double room, this one having a central heating radiator and being double glazed to rear elevation.

#### **Bedroom Three**

8' x 8' 6" ( 2.44m x 2.59m )

There is a bulkhead storage cupboard, radiator and double glazed window to front aspect-again note the views.

### **House Bathroom**

Modern white suite comprising of low flush w/c, pedestal hand washbasin and double ended bath with overhead shower unit and screen. There are tiled walls and floor covering, a chrome effect heated rail ladder and a double glazed obscure window.

### **External**

A driveway leads up to the property where there is a single garage that has power and lighting. There are established gardens to both front and rear with a vast array of plants and shrubs. The rear gardens boast a good degree of privacy





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## **Fairfields Road, Holmbridge Holmfirth**

- Stone Built End Terraced House
- Three Bedroom Accommodation
- Gardens To Front And Rear
- Garage
- Bathroom & Separate W.C

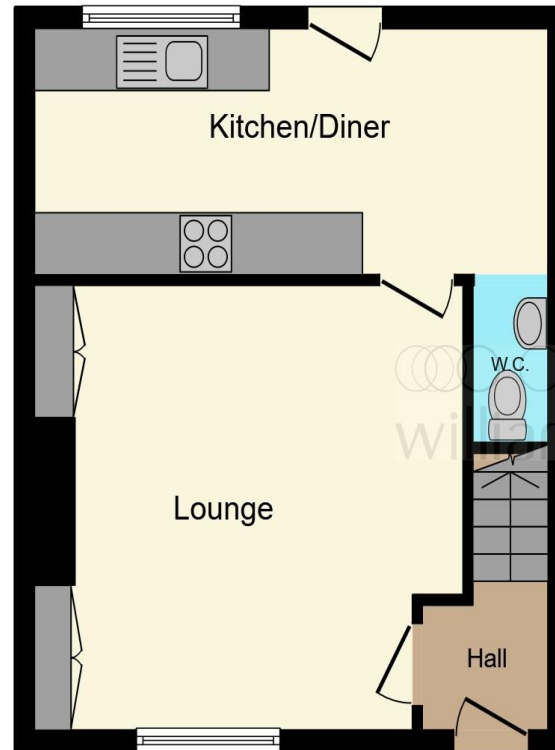
Tenure: Freehold EPC Rating: D

Council Tax Band: B

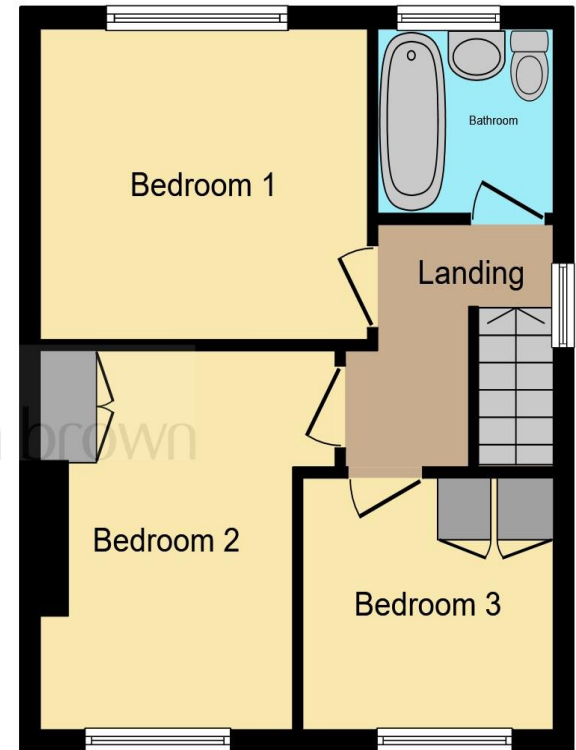
**£240,000**

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

Leave Holmfirth via Victoria Street and at the traffic lights turn left on to Woodhead Road. Proceed forward towards the village of Holmbridge. Turn right on to Shaw Lane and immediately left onto Fairfields Rd where the property can be found on the right hand.



**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:  
HMF108514 - 0003

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