



**Luke Lane, Thongsbridge Holmfirth HD9 7SZ**



**welcome to**

## **Luke Lane, Thongsbridge Holmfirth**

A MODERN MID TERRACED HOUSE AFFORDING THREE BEDROOM ACCOMMODATION WITH OFF STREET PARKING AND GARDEN TO REAR  
LOCATED PERFECTLY FOR ACCESS TO LOCAL AMENITIES AND WELL REGARDED SCHOOLING

### **Summary**

This modern mid terraced house provides a great deal of potential for the discerning purchaser. A property that should appeal to a young family or couple the property briefly comprises: entrance hall, lounge/dining room, kitchen, three first floor bedrooms and house bathroom. The property is further enhanced externally by gardens to rear and off street parking whilst the location gives ease of access to local village amenities, well regarded schooling and major routes for the commuter. Inspection recommended.

### **Accommodation**

#### **Entrance Hall**

On entry there is a useful cloaks cupboard, central heating radiator and staircase ascending to the first floor.

#### **Kitchen**

11' x 7' 5" ( 3.35m x 2.26m )

Fitted with a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. There is a cooker point, complementary tiled surrounds and plumbing for a washing machine whilst the room has a vinyl floor covering, is double glazed to front aspect and houses the central heating boiler.

#### **Lounge/Dining Room**

15' 9" x 14' ( 4.80m x 4.27m )

A sizeable room with ample space for living and freestanding dining furniture. The focal point of the room is the wall mounted gas fire (disconnected), there is a central heating radiator and double glazing provides natural light to two aspects with French style doors leading to the rear.





### **First Floor**

There are pull down ladders that lead up to a mostly boarded loft space.

### **Bedroom One**

12' 7" x 7' 5" ( 3.84m x 2.26m )

A double room with built in wardrobe, central heating radiator and double glazed window to rear aspect.

### **Bedroom Two**

11' 6" x 7' 6" ( 3.51m x 2.29m )

A second double room with built in wardrobe, radiator and double glazed to front aspect.

### **Bedroom Three**

8' 7" x 6' ( 2.62m x 1.83m )

The final bedroom or home office has a radiator and is double glazed to front aspect.

### **House Bathroom**

Neutral coloured suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with complementary tiled surrounds. There is a central heating radiator and a double glazed obscure window.

### **External**

To the front of the property is a shared parking area whilst the property also boasts private parking. The garden offers a good degree of privacy with a lawned area and patio along with additional storage beneath the property.



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## **Luke Lane, Thongsbridge Holmfirth**

- Mid Terraced House
- Three Bedroom Accommodation
- Gardens
- Off Street Parking
- Village Location

Tenure: Freehold EPC Rating: C

Council Tax Band: B

Offers over:

**£165,000**

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

Leave Holmfirth Via Victoria Street and bear left on to Station Road. Continue on Station Road and turn left in to Heys Road. Turn right onto Miry Lane and left onto Luke Lane where the property can be found on the right hand side.



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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