



Bank Street, Jackson Bridge Holmfirth HD9 1LX

welcome to

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DELIGHTFUL CHARACTER TERRACED COTTAGE UPDATED TO A HIGH STANDARD BY THE CURRENT VENDOR AND AFFORDING VERSATILE 2/3 BEDROOM ACCOMMODATION LOCATED IN THE SOUGHT AFTER VILLAGE OF JACKSON BRIDGE WITH NO VENDOR CHAIN.

Summary

An early inspection would be fully warranted of this delightful character property in anticipation of a great deal of interest. Updated by the current vendor the property is presented in move in condition with the versatile accommodation located on three floors and briefly comprising: living room, dining kitchen, two first floor double bedrooms, house bathroom and upper floor attic room/bedroom if planning permission is obtained. Externally there is a seating area to the front of the property and the perfect 'summer wine' location of the property also gives access to many local amenities, rolling countryside for the walker and major commuting routes.

Living Room

14' 10" x 11' 10" (4.52m x 3.61m)
The room provides a beautiful first impression of the property and as throughout offers a good deal of character. The focal point is the feature period style fireplace with tiled inserts. There is a tiled floor covering, beams to ceiling and the room is double glazed to front aspect.

Dining Kitchen

11' 6" x 9' 2" (3.51m x 2.79m)
With space for the dining furniture the kitchen has an attractive range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include the electric hob with extractor hood and electric oven whilst there is plumbing for the washing machine. The room has concealed unit lighting, a tiled floor covering, radiator, double glazed window to rear aspect and houses the central heating boiler.

First Floor Bedroom One

11' 6" x 9' 5" (3.51m x 2.87m)

This splendid double room updated by the current vendor has a vaulted ceiling with velux window providing a vast amount of natural light. There is a character provided by the beam to ceiling and exposed stonework whilst the room is complemented by a laminate floor covering and a central heating radiator.

Bedroom Two

12' 2" x 7' 7" (3.71m x 2.31m)

A second bedroom of double proportions with understairs storage, radiator, a laminate floor covering and double glazed window to front aspect with slate effect sill.

House Bathroom

9' x 5' 10" (2.74m x 1.78m)

Featuring a stylish white suite comprising of low flush w/c, vanity style hand washbasin and 'p' shape shower bath with overhead shower unit and screen. There are complementary tiled surrounds, a vinyl floor covering, central heating radiator and a double glazed obscure window.

Attic Room

17' 10" restricted head height x 12' (5.44m restricted head height x 3.66m)

A fabulous addition to the property and a room that could be utilised as an additional double bedroom if planning permission is obtained or home office/playroom. The room has a vaulted ceiling, with two velux windows, a radiator and exposed stonework.

External

To the front of the property is a compact seating area ideal for pots and planters or simply relaxing and listening to the acoustics of the nearby river.





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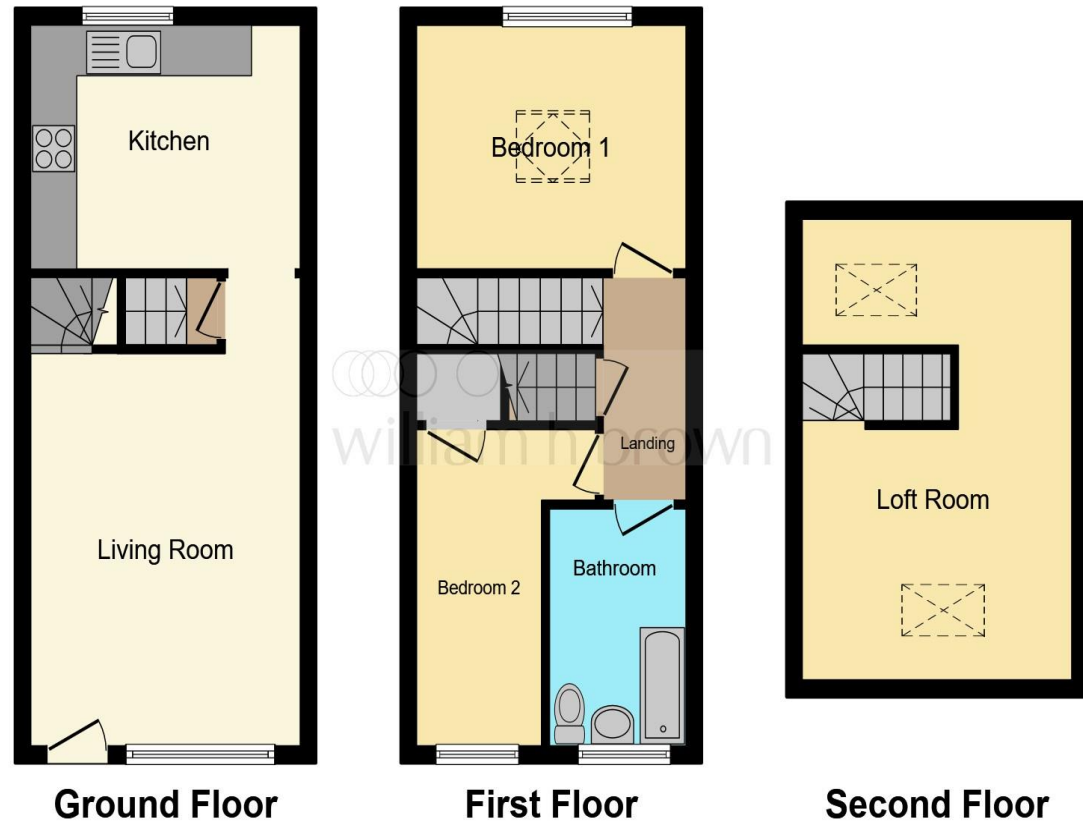
- Terraced Cottage
- Character Features
- Versatile 2/3 Bedroom Accommodation
- Compact Cottage Garden
- Sought After Holme Valley Setting

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£200,000

directions to this property:

From our offices in Victoria Street bear left onto Market Walk and continue forward onto Station Road, continue forward onto Holmfirth Road towards New Mill. At the New Mill crossroads go straight over to the right on to Sheffield Road and continue forward. Bear right onto Bank Street where the property can be located on the left 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

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Property Ref:
HMF108643 - 0006

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