



**River Holme View, Brockholes Holmfirth HD9 7BP**

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## River Holme View, Brockholes Holmfirth

ATTRACTIVELY PRESENTED DETACHED TRUE BUNGALOW AFFORDING THREE BEDROOM ACCOMMODATION LOCATED ON A QUIET CUL DE SAC AND SET WITHIN A GENEROUS PLOT WITH DELIGHTFUL GARDENS AND AVAILABLE WITH NO VENDOR CHAIN.

### Summary

Available with no vendor chain and occupying a delightful cul de sac position is this detached true bungalow boasting spacious three bedroom accommodation briefly comprising: entrance hall, open plan lounge/dining room, conservatory, bathroom and the aforementioned three bedrooms. Externally generous gardens wrap around the property with the acoustics of the nearby stream being particularly soothing. There is off street parking and access to a garage whilst the property sits perfectly for access to Brockholes' many amenities along with major road networks and the village railway station.

### Entrance Hall

A sizeable entrance with laminate floor covering, inset ceiling lighting and a useful cloaks cupboard. There is a central heating radiator and doors lead to the following rooms:

### Lounge/Dining Room

20' 2" x 15' 10" ( 6.15m x 4.83m )

A fabulous reception room with the focal point of the living area being the electric fire set to feature surround. With ample space for both lounge and dining furniture the room also has various wall light points, decorative coving to ceiling, two central heating radiators and is double glazed to side aspect with patio doors leading to the rear of the property.

### Kitchen

Fitted with a modern range of wall and base units with roll edge worksurfaces incorporating a stainless steel sink and drainer unit with mixer tap. Appliances include the stainless steel four burner gas hob with extractor hood, electric oven and integral fridge freezer whilst the room also has plumbing for the

washing machine. There are complementary tiled surrounds and a vinyl floor covering with French style doors leading to:

### Conservatory

10' 7" x 9' 3" ( 3.23m x 2.82m )

Pleasantly situated overlooking the garden and having a tiled floor covering, ceiling lighting with fan and French style doors leading out into the garden.





### **Bedroom One**

11' 10" x 11' ( 3.61m x 3.35m )

The principle double bedroom has fitted wardrobes, inset ceiling lighting, a central heating radiator and is double glazed to rear aspect.

### **Bedroom Two**

9' 6" x 9' ( 2.90m x 2.74m )

The guest room, also of double proportions has fitted wardrobes, a radiator and is double glazed to front aspect.

### **Bedroom Three/ Study**

11' into doorwell x 6' 3" ( 3.35m into doorwell x 1.91m )

The final bedroom or study where required has a central heating radiator and is double glazed to rear aspect.

### **Bathroom**

A stylish white suite comprising of low flush w/c, vanity style hand washbasin and 'p' shape shower bath with screen. Complemented by tiled walls and floor covering there is inset ceiling lighting, a chrome effect heated rail ladder and a double glazed obscure window.

### **External**

To the front of the property is off street parking leading to the garage with power and lighting and a door leading to the rear. The simply delightful West facing gardens wrap around two sides of the property and benefit from morning, afternoon and evening sun. They are predominantly lawned with a decking area, a vast array of plants and shrubs and a useful garden shed. Sitting adjacent to the stream provides pleasant acoustics in the background and the whole area boasts a good degree of privacy.



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## River Holme View, Brockholes Holmfirth

- Detached True Bungalow
- Three Bedroom Accommodation
- Cul De Sac Location
- Generous Gardens
- Garage/Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £365,000

### directions to this property:

Leave Holmfirth via Huddersfield Road, proceed through Thongsbridge and on reaching a cross roads take the right hand turn into Smithy Place down towards Brockholes.

On reaching the junction turn right onto New Mill Road then after a short distance turn right again then immediate left into River Holme View where the property can be found in the first cul de sac 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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