



Fairfields Road, Holmbridge Holmfirth HD9 2NP

welcome to

Fairfields Road, Holmbridge Holmfirth

ATTRACTIVELY PRESENTED SEMI DETACHED RESIDENCE OCCUPYING AN ELEVATED POSITION AND AFFORDING THREE BEDROOM ACCOMMODATION ALONG WITH GENEROUS GARDENS TO BOTH FRONT AND REAR.

Summary

Occupying a prime elevated position is this well presented semi detached residence that boast sizeable three bedroom accommodation set away from the main thoroughfare. The accommodation briefly comprises: entrance lobby, living room, dining kitchen, aforementioned first floor bedrooms and house bathroom. Externally the property is enhanced by gardens to both front and rear. With shops and amenities nearby the property is also in the catchment for well regarded schooling and has the vibrant village of Holmfirth nearby along with ease of access to major commuting routes. Inspection recommended.

Accommodation

Entrance Lobby

A carpeted area with staircase ascending to the first floor and door leading to:

Living Room

10' 3" x 14' 7" (3.12m x 4.45m)

Attractively presented room with the focal point being the living flame gas fire set to feature surround. There are recess storage cupboards, decorative coving to ceiling and the room is double glazed to front aspect boasting the fabulous valley views.

Dining Kitchen

10' 3" x 17' 9" (3.12m x 5.41m)

Fitted with a stylish range of wall and base units with butchers block effect worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the stainless steel gas hob with extractor, double electric oven and dishwasher whilst there is also plumbing for the washing machine and space for the fridge freezer. There is additional storage with the pantry and

understairs cupboard and the room is double glazed to rear aspect with door also leading out to the rear of the property.

First Floor Bedroom One

12' x 11' 9" (3.66m x 3.58m)

A sizeable double room with double glazed window to rear aspect.

Bedroom Two

10' 1" x 11' 9" (3.07m x 3.58m)

A second double bedroom this one being double glazed to front aspect showcasing the views across the valley

Bedroom Three

7' 9" x 9' (2.36m x 2.74m)

This room could act as the third bedroom or home office and is double glazed to front aspect- again boasting the valley views.

House Bathroom

Neutral suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with overhead shower and screen. There are complementary tiled surrounds and a double glazed obscure window.

External

The front of the property has mainly laid to lawn gardens with the sun moving by throughout most of the day. To the rear is a yard area with additional garden area beyond. There is also a useful garden shed.





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Fairfields Road, Holmbridge Holmfirth

- Stone Built Semi Detached House
- Three Bedroom Accommodation
- Generous Gardens
- Elevated Position With Valley Views
- Village Location

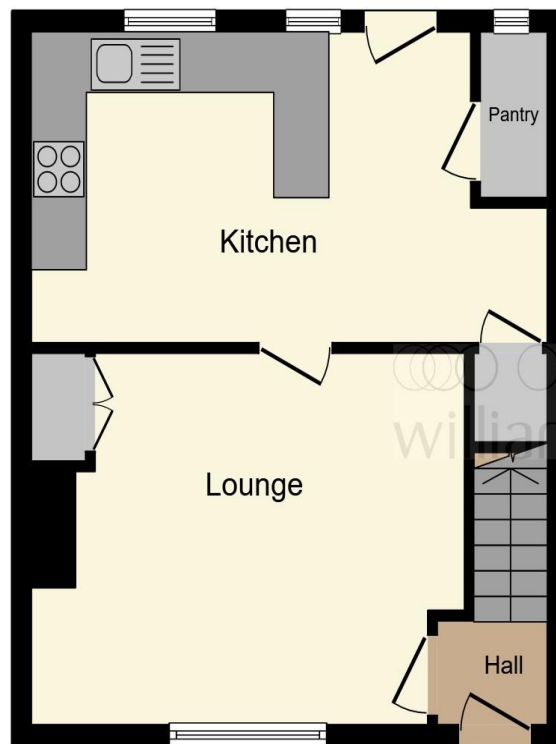
Tenure: Freehold EPC Rating: D

Council Tax Band: B

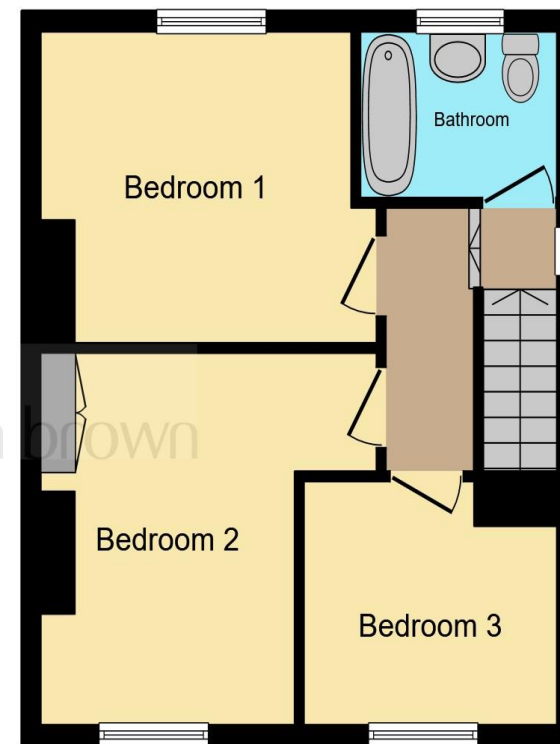
£240,000

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

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