



Burnlee Road, Holmfirth HD9 2PS

welcome to

Burnlee Road, Holmfirth

NO UPPER CHAINTUCKED AWAY IS THIS MODERN THREE BEDROOM TERRACE. THE PROPERTY HAS BEEN WELL MAINTAINED AND INCLUDES FRONT AND REAR GARDEN. WELL PLACED FOR ACCESS INTO HOLMFIRTH TOWN.



The property is situated close to the popular and sought after Holmfirth village with all of the amenities that has to offer, such as shops, supermarkets, restaurants, cafes, bank, public parks, a leisure centre and well regarded schooling. The property has excellent road links to nearby Huddersfield and Meltham and convenient access to Barnsley, Sheffield, Wakefield, Leeds and Manchester. A good bus service also operates locally.

Summary

Irregular Shaped Room x (x)

Accommodation

Entrance Lobby

Lounge Diner

23' 3" x 11' 6" max (7.09m x 3.51m max)

Kitchen

8' 8" x 8' 6" (2.64m x 2.59m)

First Floor

Landing

Bedroom One

12' 2" x 8' 5" (3.71m x 2.57m)

Bedroom Two

9' 10" x 7' 11" (3.00m x 2.41m)

Bedroom Three

7' 11" x 5' 8" (2.41m x 1.73m)

House Bathroom

External



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Burnlee Road, Holmfirth

- Vacant Property
- Mid Terrace House
- Three Bedroom Accommodation
- Gardens
- Ideal For Professional couple/Young Family

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

directions to this property:

From our office on Victoria Street turn left at the lights on to Huddersfield Road and turn right on to Greenfield Road. Continue up Greenfield Road and bear left at Compo's Cafe on to Burnlee Road where the property is located off a side road on the right hand side.

offers in the region of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF108757 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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