



Cooperative Terrace, Holmfirth HD9 1QB

welcome to

Cooperative Terrace, Holmfirth

ATTRACTIVE TWO BEDROOM PLUS ATTIC ROOM, CURRENTLY UTILISED AS VENDORS BEDROOM. UTILITY ROOM, SPACIOUS LOWER GROUND FARMHOUSE STYLE BREAKFAST KITCHEN. PARKING SPACE TO FRONT, WITH DELIGHTFUL GARDEN TO REAR WITH PERGOLA, IDEAL FOR ALFRESCO DINING. NEUTRALLY DECORATED RETAINING CHARACTER AND CHARM.

Summary

Attractive immaculately presented terrace cottage, that has been completed to a high specification throughout, however retaining its character and charm. The property would be ideally suited to a professional couple or a young family and is ideally located for access to amenities well regarded local schooling and a short distance into the vibrant Holmfirth village. ideally portioned for good motorway networks. Internally the property has been neutrally decorated, with stripped floor boards to lounge, sash style double glazed windows, ceiling beams to attic room and lots of storage with the good use of fitted wardrobes and cupboards throughout the house. Externally there is a parking space to the front, with joint use of a stone outbuilding, ideal for storage. To the rear is a delightful garden with Pergola ideal for alfresco dining in those summer months. Comprising of utility room, lounge, lower ground breakfast kitchen, two first floor bedrooms and bathroom. Second floor attic room that our current vendors utilises as their bedroom.

Accommodation

Utility

10' 7" x 7' 11" (3.23m x 2.41m)

This welcoming space is ideal for pet owners coming in with muddy paws. Neutrally decorated with laminate style floor coving. With storage cupboard, housing the boiler, paneled wall with useful shelving. plumbing for washing machine and space for dryer, with useful wooden work top. Base unit with contrasting timber top and Belfast style sink, with chrome style kitchen sink mixer with pull out spay. Plenty of light from the double glazed window to front aspect and traditional wood double glazed entrance door.

Lower Ground Floor Breakfast Kitchen

11' 11" x 10' 11" (3.63m x 3.33m)

Spacious breakfast kitchen offers a good range of farmhouse style wall and base units, incorporating butchers block work surface and contrasting timber breakfast bar seating area. Further enhanced by brick style wall tiles and inset down lights to ceiling. Complimented by ceramic sink mixer tap with pull out spay, integral double oven, ceramic hob with glass style extractor cooker hood over and slim line wine cooler. Space for fridge and freezer. Built in air flow vent.

Lounge

13' 11" x 13' 11" (4.24m x 4.24m)

This beautifully decorated lounge, with stripped floor boards and attractive built in alcove storage and shelving. The real focal point being the timber framed fire surround with timber lintel, housing the multi stove, set to recess with exposed brick back and stone hearth. Offering plenty of natural light from the double glazed window to front aspect over looking the garden, and traditional wood double glazed door leading onto the garden.

First Floor

Carpeted staircase leads to landing, with attractive decorative coloured glass window. Useful double built in storage cupboard.

Bedroom One

13' 8" x 8' 5" (4.17m x 2.57m)

Carpeted double bedroom, that has been neutrally decorated. Plenty of natural light flooding in from the double glazed window to front aspect. Built in storage cupboards. Recess with timber lintel and brick hearth.





Bedroom Two

10' 1" x 5' 2" (3.07m x 1.57m)

Carpeted single bedroom with double glazed window to rear aspect.

House Bathroom

Attractive white three piece bathroom suite, comprising of bath, with timber side panel, rainfall shower over with additional handset. Wash hand sink and low flush WC. Partial tiled walls, tiled flooring and inset down lights to ceiling.

Attic Room

Neutrally decorated attic room, that is currently utilised by our vendors as their bedroom. Staircase leading from first floor opens into this carpeted bedroom with natural light flooding in through the velux window. continue with the character and charm with ceiling beams. Eves storage.

External

To the front of the property is a pebbled parking space, with steps leading down to paved area. There is also joint use, with neighbouring property of a stone outbuilding, ideal for storage. To the rear is a delightful garden with paved seating area with Pergola over, and Pizza oven, making this space ideal for alfresco dining in those summer months. There is also a laid to lawn garden, with garden shed.



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welcome to

Cooperative Terrace, Holmfirth

- Mid Terrace Cottage
- Parking To Front
- Delightful Garden To Rear
- Two Bedrooms Plus Attic Room
- Neutrally Decorated Throughout

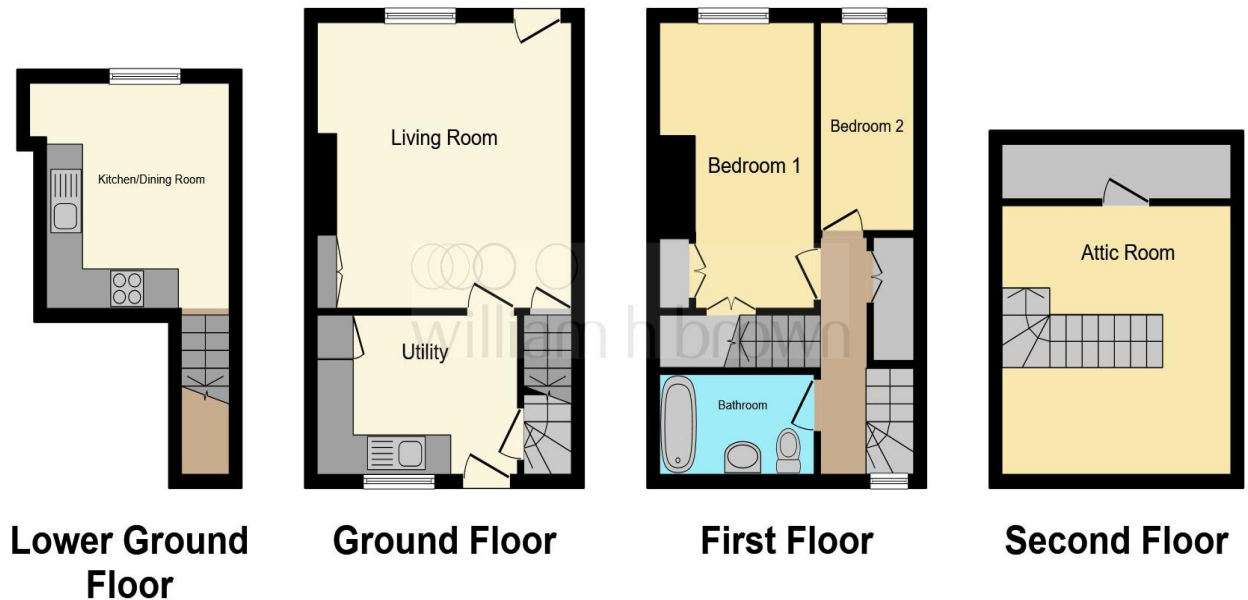
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£220,000

directions to this property:

Leave Holmfirth via Station Rd which in turn becomes New Mill Rd, turn right into Robert Lane, this in turn leads into Lower Town End Rd and the property can be found on the left hand side identified by our for sale board.



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:
HMF108557 - 0003

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