





Holme View Drive Upperthong, Holmfirth

Offers In Region Of £280,000

SITUATED IN AN ELEVATED, CUL DE SAC LOCATION ON THE OUTSKIRTS OF HOLMFIRTH IS THIS THREE BEDROOM SEMI DETACHED HOME. OFFERING SPACIOUS ACCOMMODATION THROUGHOUT AND ENJOYING A PLEASANT OUTLOOK TO THE FRONT ELEVATION. PARKING IS AVAILABLE FOR TWO VEHICLES TO THE FRONT ELEVATION AND THIS HOME IS ENVIABLY POSITIONED WITH ACCESS TO A RANGE OF LOCAL SERVICES AND AMENITIES INCLUDING LOCAL SCHOOLING, WHILST ALSO BEING EASILY ACCESSIBLE TO SPRAWLING OPEN COUNTRYSIDE,

A front reception hall opens into the spacious living room, with front facing double glazed window. Double doors then open into a separate dining room that further leads into a rear conservatory which opens into the private rear garden. The Kitchen is a superb size having been extended to the side creating a fabulous space with a large range of storage units and having access to the rear garden as well as under stair storage.

To the first floor are three bedrooms, two of which being double in size with the largest front room and the third bedroom both enjoying a stunning rural outlook. The second bedroom is also well proportioned and situated to the rear. Completing the accommodation is the house bathroom featuring a three piece suite.



Externally, a front driveway provides off street parking for two vehicles comfortably and an enclosed lawned front has stairs rising to the front entrance door. There is also access to a useful external store. A side gate leads down the side of the property and into the mature rear garden, mainly laid to lawn with mature planted shrubs as well as a patio area ideal for entertaining.

WHAT3WORDS ///sunbeam.placidly.sends

AGENT NOTES

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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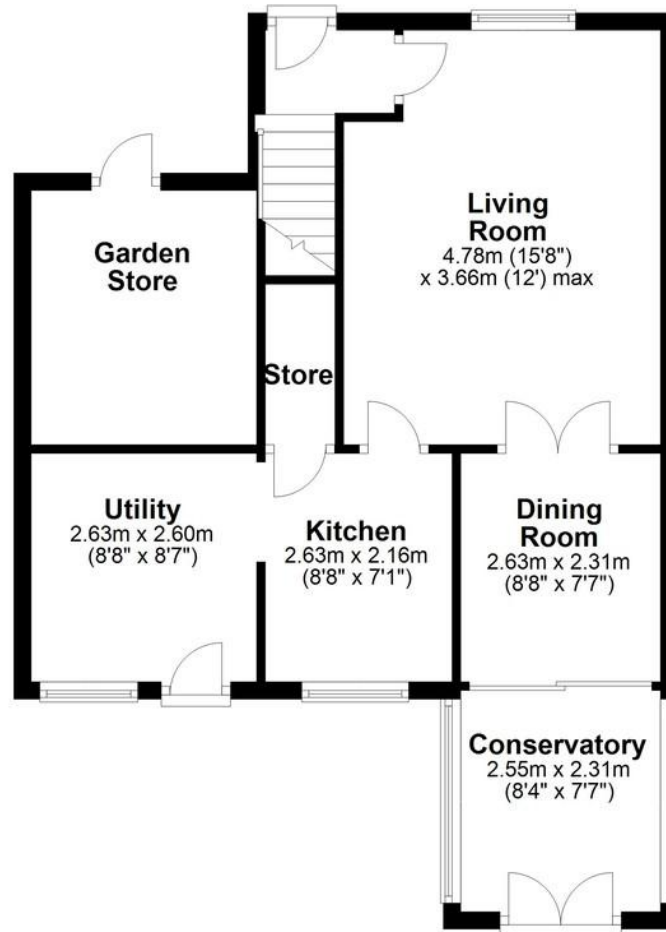






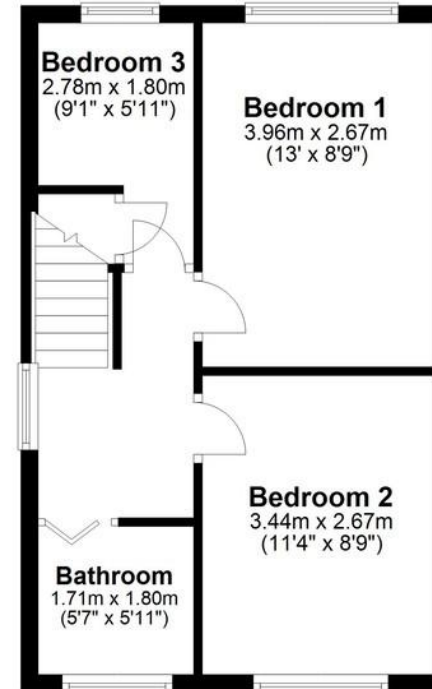
Ground Floor

Approx. 55.7 sq. metres (599.2 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.7 sq. feet)



Total area: approx. 89.9 sq. metres (967.8 sq. feet)