



## 12 Hebble Mount, Holmfirth, HD9 4HG

### Offers In The Region Of £290,000

Three bedroomed semi detached in sought after location, close to highly regarded primary schools and a short distance from Meltham centre and viewing is highly recommend. This property boasts a generous sized rear garden, overlooking fields and is in a Cul de sac position. Subject to relevant planning permission there is the opportunity to extend the property. The property is double glazed throughout and has gas fired central heating and an open fire.

Entrance Hall, Lounge – open plan dining room, kitchen, conservatory, 3 bedrooms and bathroom. Easily maintained front garden, driveway and single detached garage. To the rear of the property the recently landscaped generous southwest facing garden provides views over fields. Has an additional seating area and garden shed.



## Ground Floor

### Entrance Hall



Laminate flooring to the hallway. Radiator and side window, with blind. Carpet to the stairs leading to the first floor. Door to the lounge-dining area.

### Lounge 12'0" x 12'2" (3.66 x 3.73)



Bay window to the front facing lounge which is open plan through to the dining area. The feature fireplace boasts an open fire with oak surround. Radiator and laminate flooring and blinds to the bay window.

### Dining Room 9'6" x 11'3" (2.9 x 3.43)



The dining room has French doors leading to the conservatory and has laminate flooring.

### Conservatory 9'10" x 16'4" (3 x 5)



French doors from the dining area lead through to the conservatory which is double glazed and has a radiator. Fitted blackout blinds.

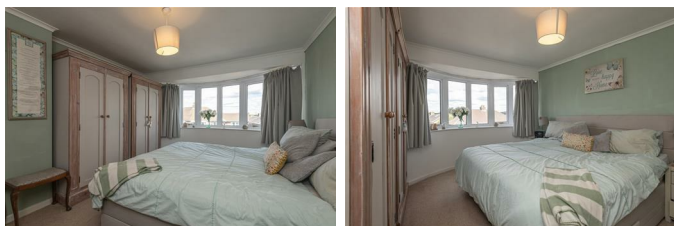
### Kitchen 9'6" x 11'1" (2.9 x 3.4)



With modern wall and base units, single electric oven, gas hob and extractor fan. Vertical radiator and space for washing machine and fridge freezer. Tiled floor and Boiler housing.

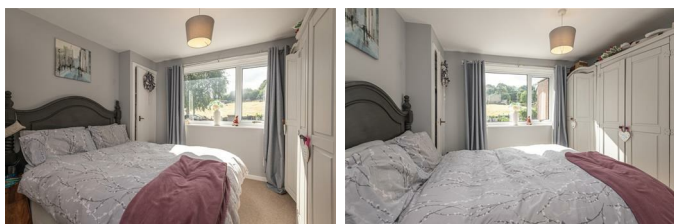
## First Floor

### Bedroom One 11'1" x 12'1" max (3.4 x 3.7 max)



A generous sized double bedroom with bay window to the front of the property. Radiator.

### Bedroom Two 10'9" x 11'3" (3.28 x 3.43)



Double bedroom overlooking the rear garden, with open views of the surrounding countryside. Built in storage cupboard and radiator.

### Bedroom Three 7'2" x 9'3" (2.2 x 2.82)



Single bedroom to the front of the property with built in cupboard over the bulkhead. Radiator.

### Bathroom 6'0" x 7'2" (1.85 x 2.2)



Generously sized bathroom with tiled walls and vinyl flooring. P shaped bath, shower over bath, wash hand basin, low level w.c. The room has two windows to the side and a radiator.

### External

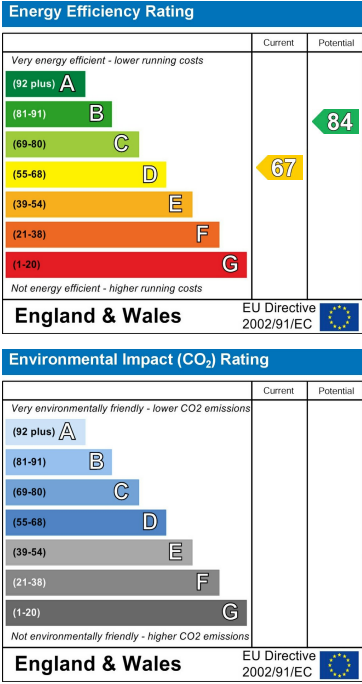


Floor Plan

Area Map



Energy Efficiency Graph



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