



Springwood Road, Thongsbridge Holmfirth HD9 7SJ

welcome to

Springwood Road, Thongsbridge Holmfirth

Mature SEMI DETACHED residence affording extended THREE BEDROOM accommodation stylishly refurbished by the current vendors and ideally located for well regarded schooling and local amenities in THONGSBRIDGE

Summary

An internal inspection would be fully warranted of this traditional semi detached house for the extended three bedroom accommodation to be fully appreciated. Modernised to an impeccably high standard by the current vendors the property briefly comprises: entrance hall, living room, fabulous open plan dining kitchen, bathroom/utility, side porch area, aforementioned three first floor bedrooms and shower room. Perfect for a young family or professional couple the property is enhanced externally by low maintenance gardens whilst a driveway leads to the garage. Ideally located for highly regarded schooling the property is well placed for local amenities and has ease of access to major routes for the commuter.

Accommodation Entrance Hall

On entry there is a central heating radiator and staircase with spindle balustrade ascending to the first floor.

Living Room

14' 9" x 13' max (4.50m x 3.96m max)
Attractively decorated reception room with the focal point being the recess fireplace with stone lintel. There are various wall light points, a central heating radiator and splendid double glazed bay window to front aspect.

Dining Kitchen

19' x 17' 11" (5.79m x 5.46m)
Generously extended to provide the perfect room for family gatherings or if entertaining. The kitchen area boasts a stylish range of wall and base units with quartz worksurfaces. Appliances include the electric hob with extractor hood, electric oven, full drop fridge freezer and the centre island

incorporates both a sink unit with mixer tap and a dishwasher. The room has inset ceiling lighting and downlighting over the breakfast area whilst there is a LVT floor covering and two sets of bi fold doors opening into the rear garden. For the home worker/gamer there is also a useful understairs study area.

House Bathroom

A modern white suite with low flush w/c, pedestal hand washbasin and double ended bath. There is a utility area with plumbing for a washing machine and space for dryer whilst the room is complemented by a LVT floor covering, heated rail, tiled surrounds, inset ceiling lighting and double glazed obscure window.

Side Porch

Another ideal shoes off area with radiator.

First Floor Bedroom One

12' 9" x 12' 4" (3.89m x 3.76m)
The principle bedroom located to the rear of the property has two sets of fitted wardrobes, radiator and is double glazed overlooking the playing fields to the rear.

Bedroom Two

12' 1" x 9' 9" plus robe (3.68m x 2.97m plus robe)
The second bedroom, also a sizeable double room has a full bank of fitted wardrobes, a central heating radiator and double glazed to front aspect.

Bedroom Three

8' 8" x 7' (2.64m x 2.13m)
The final bedroom or home office if required has bulkhead shelving, a decorative dado rail, radiator and is double glazed to front aspect.





Shower Room

The shower room is again fitted in a contemporary style with white low flush w/c and vanity style hand washbasin. The quadrant shower has fitted rainfall unit and attachment and there are complementary tiled surrounds and vinyl floor covering. There is a heated rail ladder and double glazed obscure window.

External

To the front of the property is a sizeable driveway for several vehicles leading to the garage that has power and lighting and door leading to the rear garden. To the front is also an EV charger and a lawned area whilst the rear gardens are predominantly paved with raised flower beds, lawned area and power points. Being South West facing means the perfect sun trap for the majority of daylight hours.



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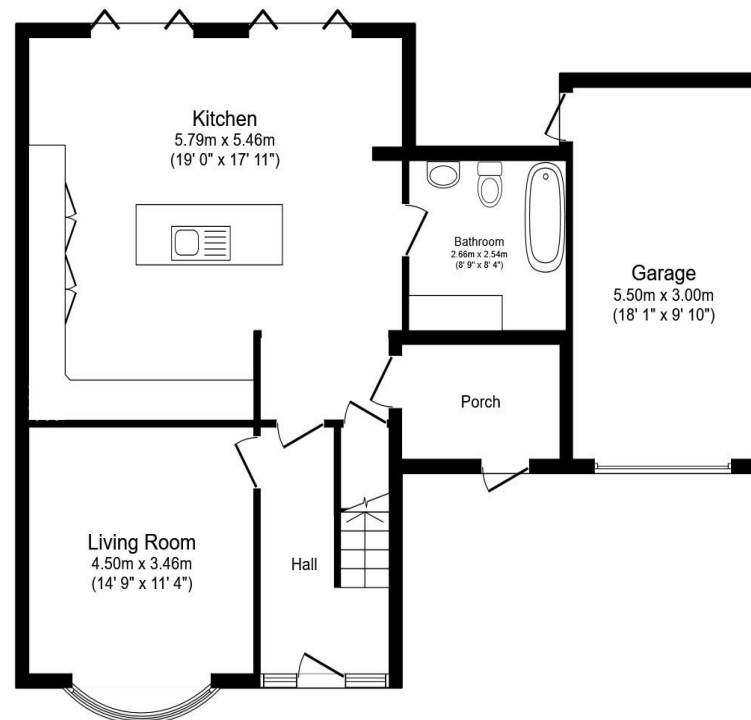
- Semi Detached House
- Immaculately Presented Three Bedroom Accommodation
- Driveway/Garage
- Prime Location
- Low Maintenance Gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: C

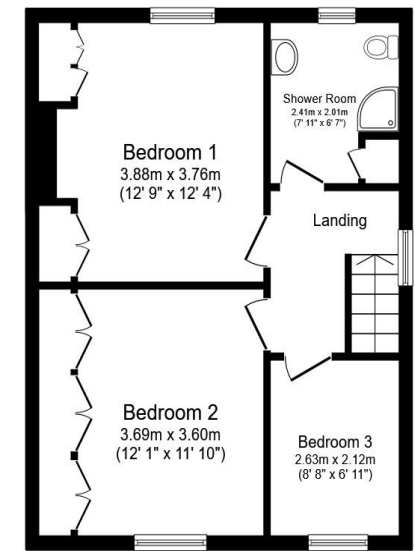
£400 000

directions to this property:

From our office on Victoria Street bear left on to Towngate. Continue forward on to Station Road and on to Holmfirth Road. Just after Holmfirth High School turn left on to Springwood Road where the property can be found on the left hand side identified by our for sale board.



Ground Floor



First Floor

Total floor area 133.1 m² (1,433 sq.ft.) approx

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.propertybox.io



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Property Ref:
HMF108701 - 0009

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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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