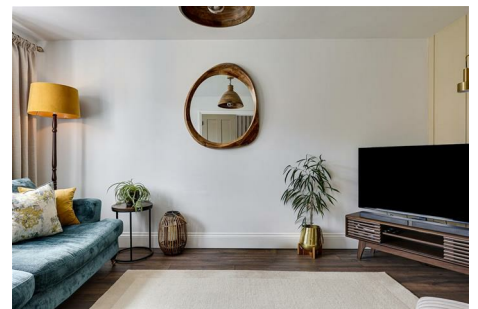
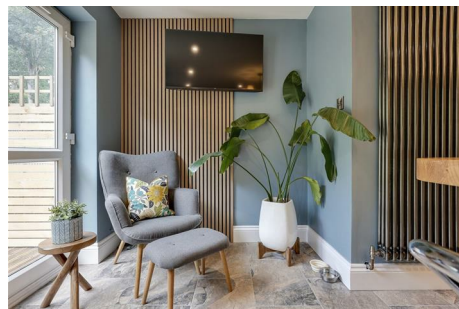




38 Holmebank Mews

Brockholes, Holmfirth, HD9 7EA

An excellent opportunity to purchase this newly renovated four bedroom townhouse with enclosed rear garden and off road parking set in a small cul de sac close to the local amenities of Brockholes. High quality fixtures and fittings throughout including new kitchen, bathrooms and flooring. The property briefly comprises entrance hallway, dining kitchen, downstairs WC, garage/store with utility, then to the first floor a front aspect living room, master bedroom with ensuite and walk-in-wardrobe and on the second floor three further bedrooms and house bathroom. Externally the property has a SW facing enclosed rear garden and off road parking.

Ideally located between Holmfirth and Honley and walking distance to Brockholes train station as well as scenic walks along the river to Devour and Holmfirth High School.

Offered to the market with no vendor chain.

Offers Over £300,000

38 Holmebank Mews

Brockholes, Holmfirth, HD9 7EA

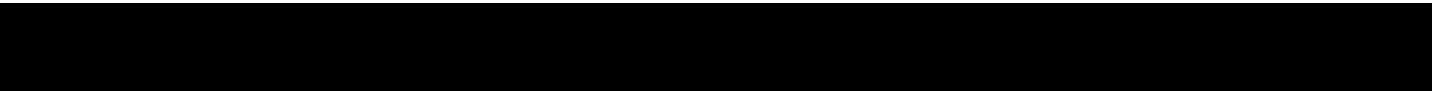


- FOUR BEDROOM TOWNHOUSE WITH ENCLOSED GARDEN
- RECENTLY RENOVATED WITH QUALITY FIXTURES & FITTINGS
- BRAND NEW KITCHEN & BATHROOMS
- MASTER BEDROOM WITH ENSUITE & WALK IN WARDROBE
- EXCLUSIVE CUL DE SAC LOCATION
- NO VENDOR CHAIN

Entrance	Bedroom 2
Dining Kitchen	16'5 9'6 (5.00m 2.90m)
13'3 x 15'8 (4.04m x 4.78m)	Bedroom 3
Downstairs WC	9'8 x 8'4 (2.95m x 2.54m)
Garage Store/Utility	Bedroom 4
9'6 x 8'9 (2.90m x 2.67m)	6'5 x 9'10 (1.96m x 3.00m)
First Floor Landing	House Bathroom
Lounge	Garden & Parking
9'8 x 14'8 (2.95m x 4.47m)	
Master Bedroom	
10'7 x 9'10 (3.23m x 3.00m)	
Ensuite	
Second Floor Landing	

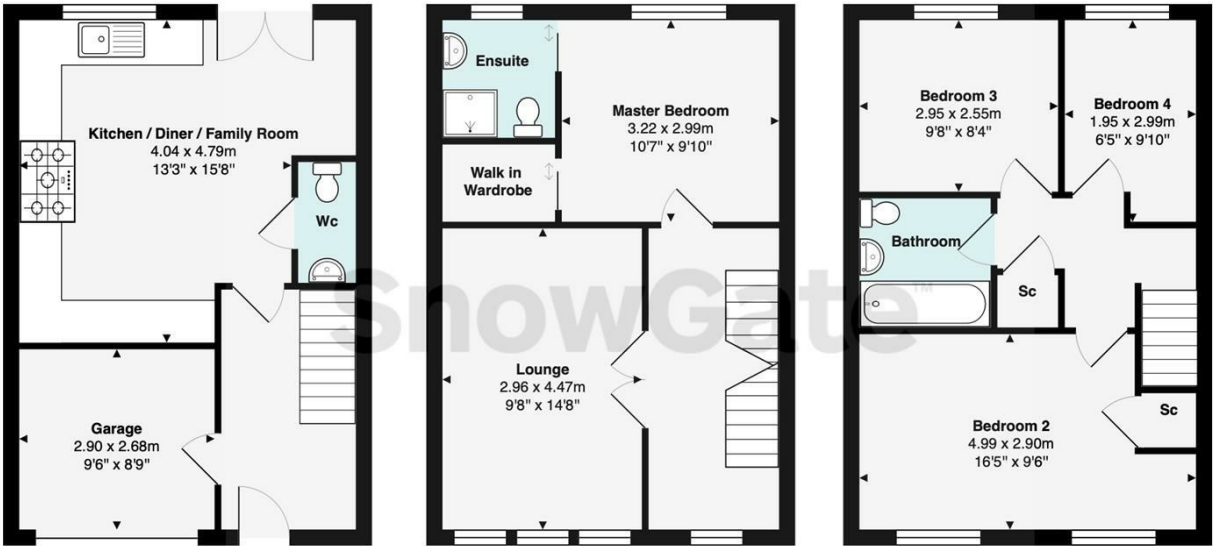


Directions





Floor Plan

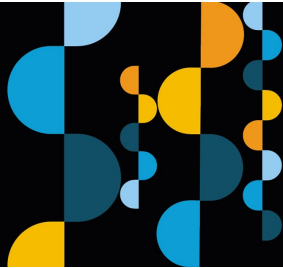
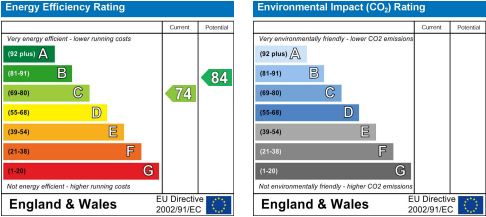


Holmebank Mews, Brockholes, Holmfirth, HD9 7EA

Total Area: 113.3 m² ... 1219 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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