



EARNSHAW ESTATES
your local agents

Oakes Lane, Brockholes, Holmfirth, HD9

£200,000

3 1 1



NESTLED IN THE HEART OF THE SOUGHT-AFTER VILLAGE OF BROCKHOLES IS THIS CHARMING THREE-BEDROOM TERRACE PROPERTY, OFFERING WELL-PROPORTIONED ACCOMMODATION, ATTRACTIVE GARDENS AND EXCELLENT POTENTIAL FOR A NEW OWNER TO MAKE THEIR OWN. CONVENIENTLY POSITIONED CLOSE TO LOCAL AMENITIES, WELL-REGARDED SCHOOLS AND BROCKHOLES TRAIN STATION, THIS IS A FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS, FAMILIES OR INVESTORS ALIKE.

GROUND FLOOR

Entrance Porch

A welcoming entrance porch providing a practical space for coats and footwear before leading through to the main accommodation. Featuring attractive stone detailing and windows to either side of the entrance door, the porch allows plenty of natural light whilst creating an inviting first impression of the home.

Kitchen

A modern and well-presented kitchen fitted with a range of shaker-style wall and base units, complemented by contrasting work surfaces and tiled splash-backs. There is space for freestanding appliances, an integrated oven with electric hob and extractor hood above, together with a rear external door providing convenient access to the garden.

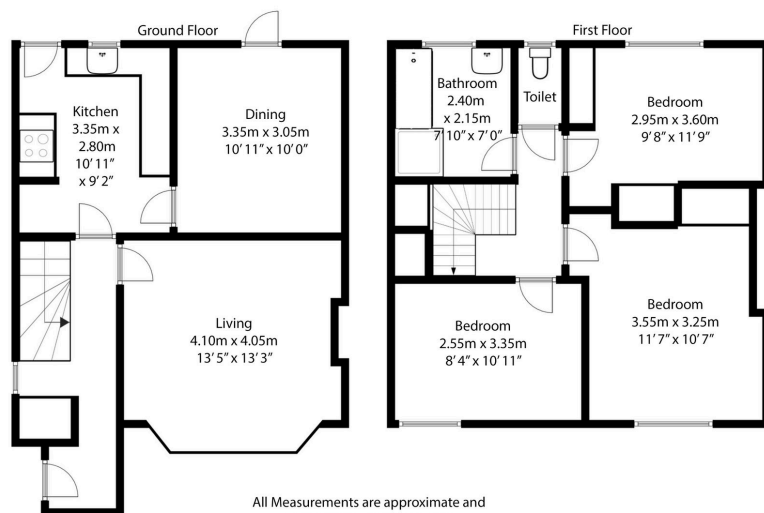
Living Room

A bright and welcoming living room positioned to the front of the property, featuring a large bay window which floods the room with natural light and enjoys pleasant views over the front garden. The focal point of the room is the attractive fireplace with burning stove, creating a cosy atmosphere, whilst the generous proportions provide ample space for a range of living furniture.

Dining Room

A versatile second reception room currently used as a dining room, offering excellent space for family dining and entertaining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living, whilst the room could





All Measurements are approximate and are for display purposes only. No Liability is accepted by the Agency as to the exact Measurements of the rooms

- STONE-BUILT TERRACED HOME
- SPACIOUS BAY-FRONTED LIVING ROOM
- ATTRACTIVE DINING ROOM
- PRIVATE & MATURE REAR GARDEN
- GARDEN WITH ESTABLISHED BORDERS
- TWO DOUBLE BEDROOMS
- CHARACTER FEATURES THROUGHOUT
- USEFUL ENTRANCE PORCH
- STONE-BUILT OUTBUILDING
- CONVENIENT LOCATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



EARNSHAW ESTATES
your local agents