



**Fearnley Court, Holmfirth HD9 1UD**

**welcome to**

**Fearnley Court, Holmfirth**

MID TOWNHOUSE REQUIRING A COURSE OF MODERNISATION AND AFFORDING THREE BEDROOM ACCOMMODATION WITH GARDENS TO FRONT AND REAR, OFF STREET PARKING AND LOCATED ON A POPULAR CUL DE SAC



## Summary

Available with no vendor chain is this mews style three-bedroom residence occupying a prime cul de sac position on this select development and requiring a course of modernisation. The accommodation located on three floors briefly comprises: entrance hall, ground floor bedroom with storage room, utility room, first floor living room, dining kitchen, upper floor house bathroom and two upper floor bedrooms, the principal bedroom boasting en suite. Externally there are gardens to front and rear, and the driveway provides off street parking.

## Accommodation

### Entrance Hall

On entry there is a central heating radiator and staircase ascending to the first floor. Doors lead to the following rooms:

### Bedroom Three/Home Office

9' 2" x 8' 6" ( 2.79m x 2.59m )

Central heating radiator and double glazed window to front aspect. A door also leads to a sizeable storage room.

### Utility/Cloaks

5' 8" x 4' 6" ( 1.73m x 1.37m )

There is plumbing for a washing machine and a double glazed window to front aspect.

## First Floor

The staircase landing area opens into the:

### Dining Room

12' 2" x 8' 9" ( 3.71m x 2.67m )

Ideal for formal dining occasions and having beams to ceiling, a radiator and being double glazed to front aspect. Open to:

### Kitchen

12' x 7' 9" ( 3.66m x 2.36m )

Fitted with a range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. There is a

gas hob and electric oven along with a useful storage cupboard. The room is double glazed to front aspect.

## Living Room

17' x 11' 7" ( 5.18m x 3.53m )

Located to the rear of the house this spacious room has a coal effect living flame fire as its focal point with feature surround. There are various wall light points, character beams to ceiling, radiator, double glazed window to rear aspect and patio doors leading out into the garden.

## Upper Floor Bedroom One

17' x 12' 2" ( 5.18m x 3.71m )

Generous principle bedroom with a bank of fitted wardrobes, various wall light points, two central heating radiator and double glazed to rear aspect.

## En Suite

Having a shower cubicle, neutral coloured low level w/c and hand washbasin with tiled surrounds and radiator.

## Bedroom Two

11' 7" x 10' 2" ( 3.53m x 3.10m )

A second double room with fitted wardrobes, wall light points, radiator and double glazed million windows to front aspect with pleasant outlook.

## House Bathroom

Four piece suite comprising of low flush w/c, pedestal hand washbasin, bidet and panelled bath. There are tiled surrounds and a double glazed obscure window

## External

A driveway provides off street parking and there is a lawned area to the front. To the rear is a patio and established terraced gardens.



**view this property online** [williamhbrown.co.uk/Property/HMF108949](http://williamhbrown.co.uk/Property/HMF108949)



welcome to

## Fearnley Court, Holmfirth

- MID TOWN HOUSE
- VILLAGE LOCATION
- CUL DE SAC POSITION
- OFF STREET PARKING
- GARDENS

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

**£240,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HMF108949](http://williamhbrown.co.uk/Property/HMF108949)



Property Ref:  
HMF108949 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



**01484 687818**



[holmfirth@williamhbrown.co.uk](mailto:holmfirth@williamhbrown.co.uk)



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**