



Woodhead Road, Holmbridge Holmfirth HD9 2NW

welcome to

Woodhead Road, Holmbridge Holmfirth

AN ATTRACTIVELY PRESENTED END TERRACED RESIDENCE AFFORDING VERSATILE 3/4 BEDROOM ACCOMMODATION PRESENTED IN MOVE IN CONDITION WITH DELIGHTFUL VALLEY VIEWS TO THE REAR AND EXTERNALLY BOASTING COMPACT COTTAGE GARDENS TO FRONT AND REAR.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Summary

Occupying an appealing position within the popular village of Holmbridge, close to Holmfirth, this well-presented end terraced home offers deceptively spacious and particularly versatile accommodation arranged over three levels. With three conventional first-floor bedrooms together with a superb lower ground floor family room offering excellent potential as a fourth/principal bedroom, home office or additional living space, the property should appeal to a wide variety of buyers. Enhanced by attractive views across the valley to the rear, the home also features compact cottage-style gardens to both the front and rear.

The accommodation is well presented throughout and provides an excellent balance of living and bedroom space, with the lower ground floor in particular adding a degree of flexibility that is difficult to appreciate from an external inspection. Located perfectly for amenities and well regarded schooling the property sits nicely for commuting links to major surrounding commercial centres.

Accommodation Entrance Hall

On entry there is a wood effect floor covering, central heating radiator and a staircase ascends to the first floor.

Kitchen

10' 4" x 7' 11" (3.15m x 2.41m)

Featuring an attractive range of wall and base units with complementary worksurfaces incorporating a sink and drainer unit with mixer tap. There are several integral appliances including the gas hob and electric oven with extractor whilst the room has tiled surrounds a vinyl floor covering, central heating radiator and is glazed to two aspects.

Living Room

17' x 15' 5" (5.18m x 4.70m)

A sizeable room with ample space for living and dining furniture. The focal point is the wood burning stove set to feature recess whilst this carpeted room is glazed to rear aspect showcasing the fabulous outlook.

First Floor Bedroom One

13' 9" x 8' 9" (4.19m x 2.67m)

A more than generous double room that is located to the front of the property and has built in wardrobe and central heating radiator

Bedroom Two

9' x 8' 1" (2.74m x 2.46m)

Another room that could accommodate a double bed and having a central heating radiator and being glazed to rear aspect again boasting the views.

Bedroom Three

8' 2" x 8' (2.49m x 2.44m)

The third bedroom could act as a home office with the delightful outlook or a third bedroom and has a radiator and glazed window to rear aspect.

House Bathroom

Modern white suite comprising low level w/c, vanity style hand washbasin and panelled bath with overhead shower unit and screen. There are





complementary tiled surrounds and a wood effect floor covering along with a glazed obscure window.

Lower Ground Floor Family Room/Bedroom

16' 10" x 15' 5" (5.13m x 4.70m)

Providing the property with great deal of flexibility in its usage. It could act as an annex or large home office workspace, a principle bedroom where required or simply an additional family room. It has fitted storage and a wood effect floor covering and is double glazed to rear aspect with a door leading to the rear. French style doors also lead out of the property.

Utility Room

10' 8" x 8' 1" (3.25m x 2.46m)

This room could be adapted as the kitchen if the ground floor was to be utilised as an annex. It currently has a sink unit, plumbing for the washing machine and space for appliances.

Shower Room

Another stylish white suite with low level w/c and pedestal hand washbasin along with quadrant shower cubicle. There are tiled surrounds and a chrome effect heated rail ladder.

External

To the front of the property steps lead down to a seating area that is also ideal for pots and planters whilst to the rear is a predominantly paved area again ideal for relaxing.



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welcome to

Woodhead Road, Holmbridge Holmfirth

- Grade Two Listed Cottage
- Three/Four Bedroom Accommodation
- Attractively Presented
- Lower Ground Floor Bedroom/Home Office/Annex
- Cottage Gardens

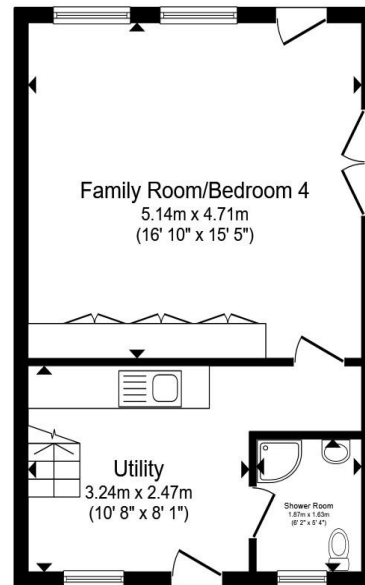
Tenure: Freehold EPC Rating: Exempt
Council Tax Band: B

guide price

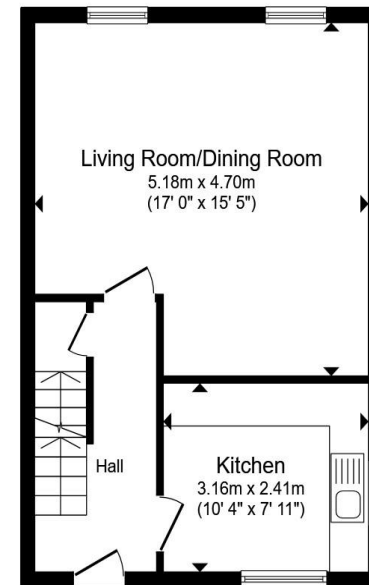
£250,000

directions to this property:

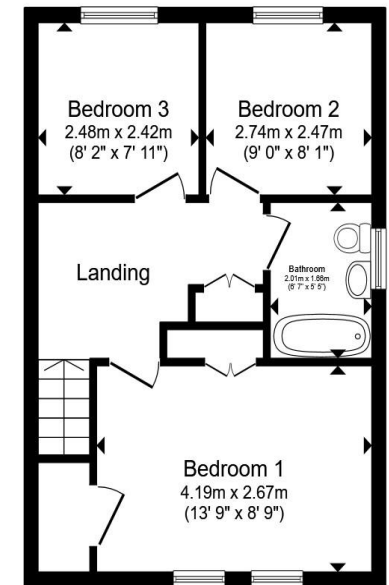
Leave Holmfirth via Huddersfield Rd and this road become Woodhead Rd. Follow the road towards Holmbridge where the property can be found on the left hand side.



Lower Ground Floor



Ground Floor



First Floor

Total floor area 118.8 m² (1,279 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:
HMF109063 - 0002

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william h brown



01484 687818



holmfirth@williamhbrown.co.uk



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



williamhbrown.co.uk