



Snow Gate™

Estate
agency
done
properly



Far Cliffe

, Holmfirth, HD9 1XA

A beautiful three/four bedroom character cottage in this stunning courtyard setting above Holmfirth surrounded by the famous Holme Valley countryside. The property is immaculate throughout with quality, contemporary fixtures and fittings combined with exposed beams, stonework and fireplace with solid fuel stove. Briefly comprises entrance lobby, kitchen, lounge and family room. To the first floor are three bedrooms and a bathroom with both bath and shower. Really useful occasional loft room with side window and fixed step ladder access. Garden, off road parking and secure store.

NO VENDOR CHAIN.

£385,000

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, Holmfirth, HD9 1XA



- BEAUTIFUL THREE BEDROOM PERIOD COTTAGE FULL OF CHARACTER
- LARGE LOUNGE WITH STONE FIREPLACE HOUSING A SOLID FUEL STOVE
- MODERNISED THROUGHOUT WITH CONTEMPORARY AND QUALITY FIXTURES AND FITTINGS
- QUIET PICTURESQUE RURAL HAMLET POSITION JUST ABOVE HOLMFIRTH
- STUNNING LOFT ROOM IDEAL FOR STUDY, FAMILY ROOM OR OCCASIONAL BEDROOM
- NO VENDOR CHAIN

Entrance

Kitchen

11'10" x 10'8" (3.61m x 3.25m)

Lounge

17'9" x 13'0" (5.41m x 3.96m)

Family Room

10'1" x 5'4" (3.07m x 1.63m)

First Floor Landing

Master Bedroom

11'5" x 9'5" (3.48m x 2.87m)

Bedroom 2

11'5" x 8'0" (3.48m x 2.44m)

Bedroom 3

9'10" x 6'5" max (3.00m x 1.96m max)

Occasional Loft Room

18'1" x 8'5" (5.51m x 2.57m)

Family Bathroom

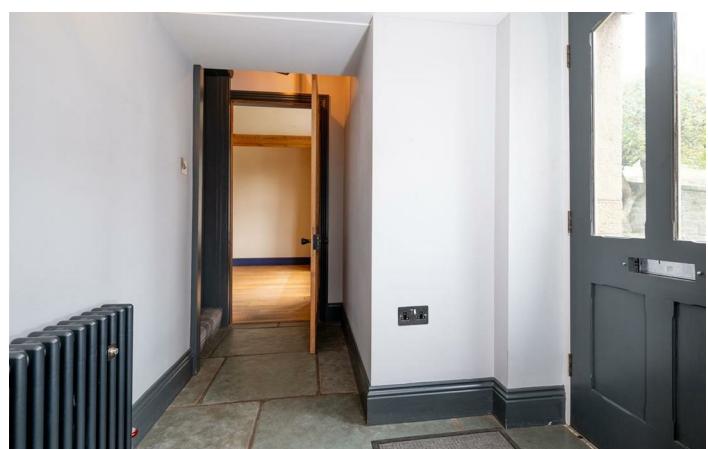
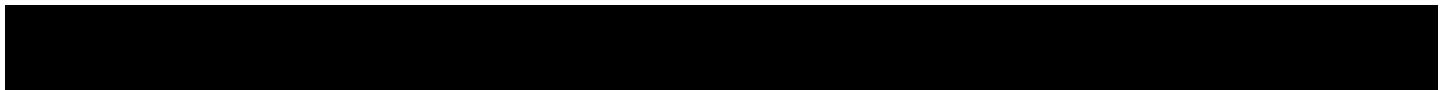
13'6" x 6'3" average (4.11m x 1.91m average)

Parking, Garden and Secure Store

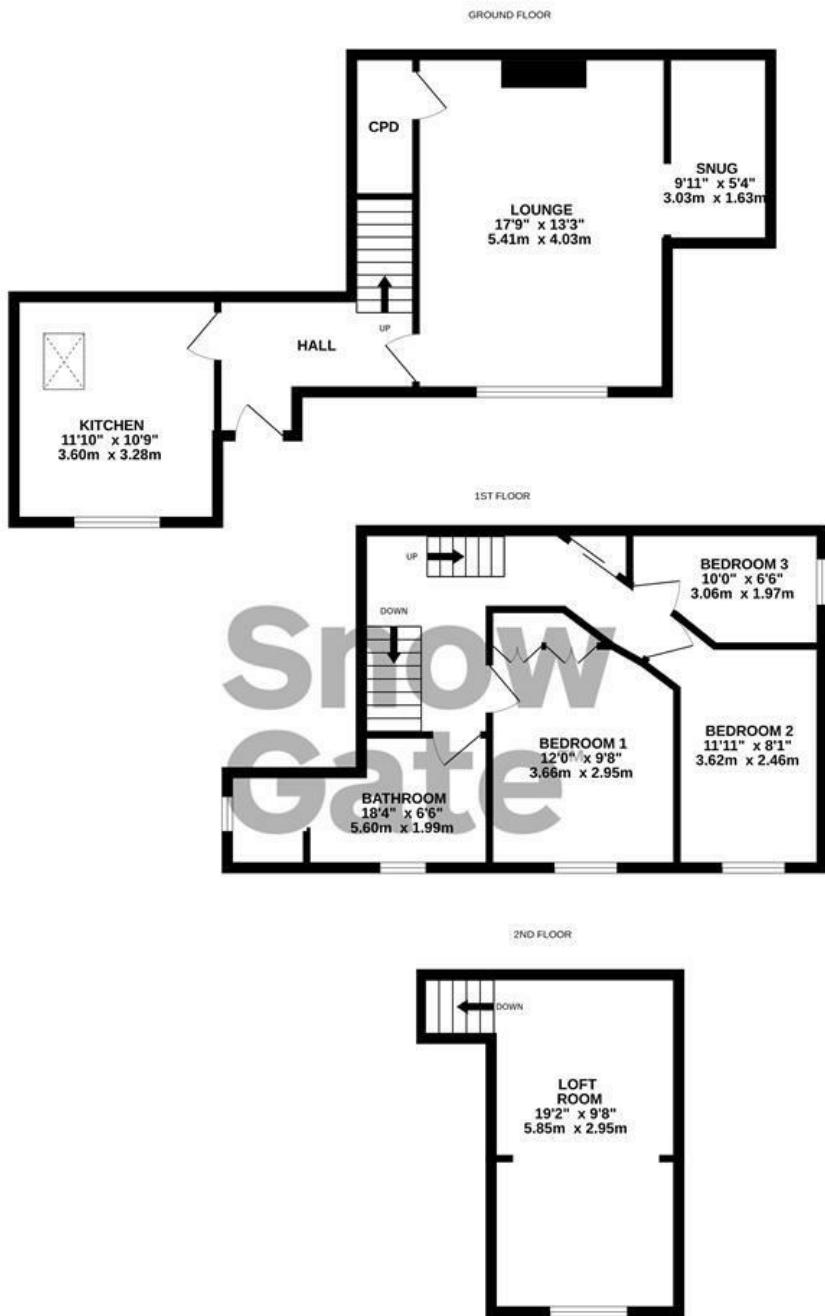


Directions

To locate the property please use what3words - share.simulator.recap



Floor Plan

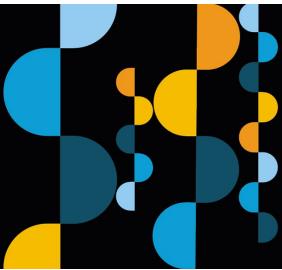


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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