



**East Street, Jackson Bridge Holmfirth HD9 1HY**

william  
h brown

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## East Street, Jackson Bridge Holmfirth

\*\*\*NO CHAIN \*\*\*DELIGHTFUL GRADE II LISTED ONE BEDROOM UNDER DWELLING COTTAGE, SET IN THE PICTURESQUE VILLAGE OF JACKSON BRIDGE. WITH A WEALTH OF CHARACTER AND CHARM, EXPOSED STONE WORK AND SASH WINDOWS. TO THE SIDE IS A PEBBLED SEATING AREA/PARKING

### Summary

Delightful one bedroom Grade II listed, under dwelling cottage set to the picturesque village of Jackson Bridge. The property oozes character and charm, including exposed stone chimney breast, walls and sash windows. The property has been refurbished to a high standard by its current owners and would make an ideal downsize or professional couple property. Briefly comprising of, open plan kitchen lounge, cellar head off. Stone steps to first floor with bedroom and bathroom. External there is a pebbled side area that would make an ideal seating area/parking.

### Living Kitchen

17' 10" x 14' 9" ( 5.44m x 4.50m )  
Enter through solid hardwood door into kitchen space. An attractive kitchen with a range of base units, incorporating induction hob, with cooke & Lewis chrome and glass extractor over, Zanussi integral oven, fridge and plumbing for washing machine. Further enhanced by brick style wall tiles, inset down lights and engineered oak flooring. Sash window to front aspect and exposed stone wall. There is space to accommodate a dining table. Leading into the lounge space with an exposed stone chimney breast and painted ceiling beams. Latched door access to cellar head. Stone steps leading to first floor.

### First Floor Landing

Stone steps leading to first floor landing, with exposed stone wall.

### Bedroom One

14' 10" x 11' 4" ( 4.52m x 3.45m )  
Spacious carpeted attractive bedroom, with mullion window to front aspect. Radiator

### Bathroom

An attractive white three piece bathroom suite, with timber floor covering. Comprising of wash hand basin, low flush WC and bath with rainfall shower and additional hand set over. Tiled walls with contrasting tile. Extractor and chrome style ladder radiator.

### External

To the side of the property is a pebbled area that would be ideal for sitting in those Summer months, or alternatively used as a parking spot.

### Potential For Two Bedrooms

The property has the potential to be turned into a two bedroom home again as it was originally.





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## East Street, Jackson Bridge Holmfirth

- One Bedroom Grade II Listed Under Dwelling
- Wealth Of Character And Charm
- Sought After Village Location
- Pebbled Side Seating Area/Parking
- Refurbished To A High Specification

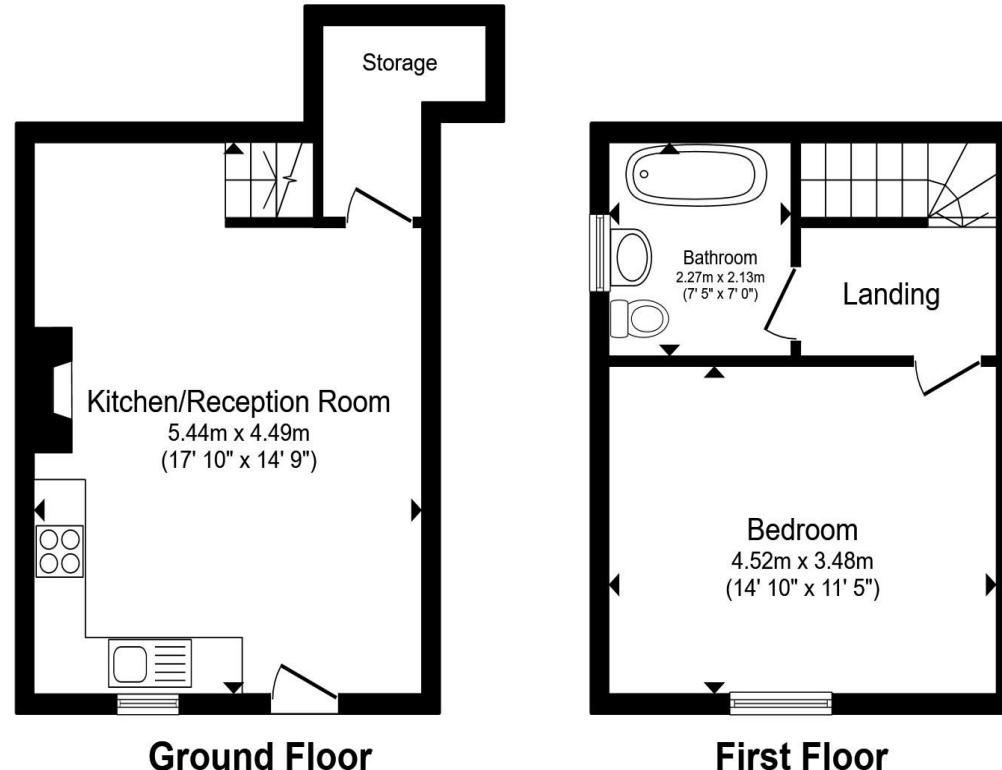
Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£140,000**

### directions to this property:

From our offices in Victoria Street bear left onto Market Walk and continue forward onto Station Road, continue forward onto Holmfirth Road towards New Mill. At the New Mill crossroads go straight over to the right on to Sheffield Road and continue forward. Turn right on to East Street where the property is located on the left hand side identified by our for sale board.



Total floor area 55.0 m<sup>2</sup> (591 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](http://www.propertybox.io)



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Property Ref:  
HMF108499 - 0007

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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.



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