



**Town End View, HOLMFIRTH HD9 1AX**

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## Town End View, HOLMFIRTH

Well presented DETACHED TRUE BUNGALOW with fabulous outlook across the valley and affording THREE BEDROOM accommodation with GARDENS and GARAGE and occupying a CUL DE SAC position in the sought after area of HOLMFIRTH.

### Summary

This well presented detached true bungalow occupies an elevated cul de sac position and boasts a fabulous outlook across the valley and affords attractively presented living accommodation briefly comprising: entrance hall, lounge, dining room/bedroom three, kitchen, two further bedrooms and house bathroom. Externally a garage and well maintained gardens further enhance the property that is within easy reach of Holmfirth and its many amenities and bus station. Inspection highly recommended.

### Accommodation Entrance Hall

Radiator. There is a loft access with pull down ladder and lighting in the loft. Doors leading to the following rooms:

### Lounge/ Dining Room

11' 7" x 16' 10" ( 3.53m x 5.13m )

A room that really showcases the fabulous outlook having a living flame coal effect gas fire as its focal point. There are various wall light points, decorative coving to ceiling, a central heating radiator and double glazed leaded style window to rear aspect with French style doors leading to the rear garden.

### Kitchen

6' 1" x 13' 6" ( 1.85m x 4.11m )

Galley style with a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include the electric hob and oven, slimline dishwasher, fridge and freezer whilst there is also plumbing for the washing machine. The room has inset ceiling and concealed unit lighting with double glazed leaded style window to front aspect.

### Bedroom One

15' 6" x 10' 7" ( 4.72m x 3.23m )

This double room has fitted wardrobes and dressing table with coving to ceiling, radiator and double glazed window to rear aspect.

### Bedroom Two

10' 7" x 12' 1" ( 3.23m x 3.68m )

Again another double room with fitted wardrobes, radiator and double glazed to front aspect.

### Bedroom Three/ Dining Room

8' 3" x 8' 3" ( 2.51m x 2.51m )

The third bedroom or dining room if required for more formal dining occasions has a storage cupboard, radiator and is double glazed to front aspect.

### Bathroom

Fitted with a white suite comprising of low level w/c, bidet, hand washbasin and panelled bath with overhead shower unit and screen. There are tiled surrounds, inset ceiling lighting, a radiator and double glazed obscure window.

### External

To the front of the property is a block-paved driveway leading to single garage that has power, lighting, water supply, double glazed window to the rear aspect and housing the central heating boiler. The garage also has loft access with pull down ladder and lighting.

To the front are also low maintenance gardens with a variety of plants and shrubs.

To the rear of the property are once again low maintenance predominantly paved, a variety of plants and shrubs, a shed ideal for storage and also a summerhouse - it is from here that the best views across the valley can best be enjoyed.





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## Town End View, HOLMFIRTH

- Detached True Bungalow
- Three Bedroom Accommodation
- Garage
- Low Maintenance Gardens
- Cul De Sac Position

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£325,000**

### directions to this property:

Leave Holmfirth via Station Road, turn right into Town End Road and take the first right into Town End View. The property can be found on your right hand side.



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.focalagent.com](http://www.focalagent.com)

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