



Dunford Road, HOLMFIRTH HD9 2DT

welcome to

Dunford Road, HOLMFIRTH

AN ATTRACTIVE OVER DWELLING COTTAGE, OFFERING CHARACTER AND CHARM. FORMALLY TWO PROPERTIES, WITH MAJORITY SINGLE LEVEL LIVING. WITH A DELIGHTFUL OPEN PLAN LIVING/ DINING KITCHEN, SPACIOUS TWO BEDROOMS AND USEFUL CELLAR ROOMS. WOODED ASPECT TO REAR. CLOSE PROXIMITY TO THE VIBRANT HOLMFIRTH CENTRE.



The property is situated close to the popular and sought after Holmfirth village with all of the amenities that has to offer, such as shops, supermarkets, restaurants, cafes, banks, public parks, a leisure centre and well regarded schooling. The property has excellent road links to nearby Huddersfield and Meltham and convenient access to Barnsley, Sheffield, Wakefield and Manchester. A good bus service also operates locally.

Summary

Accommodation

Entrance Hallway

Lounge

15' 1" max x 13' 10" (4.60m max x 4.22m)



Dining Kitchen

14' 8" x 12' 7" (4.47m x 3.84m)

Bedroom One

10' 8" x 9' 11" (3.25m x 3.02m)

Shower Room

Bedroom Two

17' 4" x 7' 7" max (5.28m x 2.31m max)



Valuted Cellar Rooms



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welcome to

Dunford Road, HOLMFIRTH

- Attractive Over Dwelling Cottage
- Two Bedrooms
- Character And Charm
- Majority single storey Living
- Useful Cellar Rooms For Office Space/Bath And Storage

Tenure: Leasehold EPC Rating:C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 104.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£190,000



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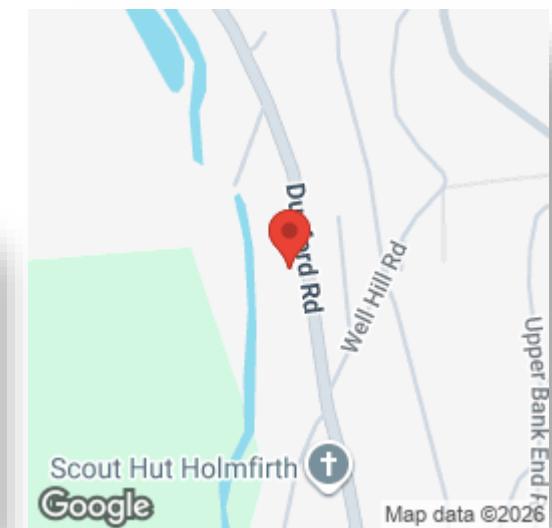
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.



Property Ref:
HMF108716 - 0003

directions to this property:

From the William H Brown office proceed down towards the river, turn right and proceed up Dunford Rd (B6106) and the property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property

 william h brown



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