



**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 Ktichen

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 Celler Rooms



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## **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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HMF108716 - 0003

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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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