

41 Cliff Road

, Holmfirth, HD9 1UY

A character filled period cottage set above Holmfirth with absolutely amazing and unspoilt panoramic views across the Holme Valley with beautiful walks from the doorstep. Originally two properties the cottage has flexible accommodation with two spacious reception rooms and three double bedrooms as well as a garden office/gym. There are exposed beams, mullion windows, solid fuel stove and Yorkshire Range fire. The accommodation briefly comprises entrance lobby, lounge, family room and breakfast kitchen. To the first floor are three double bedrooms and a family bathroom. Garden office/gym and paved and lawned garden.

£290,000

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- THREE DOUBLE BEDROOM PERIOD COTTAGE
- FULL OF CHARACTER WITH MULLION WINDOWS, EXPOSED BEAMS AND OPEN FIRES
- TWO SPACIOUS RECEPTION ROOMS AND BREAKFAST KITCHEN
- VERSATILE GARDEN OFFICE/GYM
- AMAZING PANORAMIC HOLME VALLEY VIEWS
- PAVED AND LAWNED GARDEN

Entrance

Outside Studio

Lounge/Dining Room

7'8" x 7'7" (2.34m x 2.31m)

16'11" x 16'4" (5.16m x 4.98m)

Garden

Breakfast Kitchen

16'8" x 7'5" (5.08m x 2.26m)

Family Room

First Floor Landing

Master Bedroom

17'4" x 11'7" (5.28m x 3.53m)

Family Bathroom

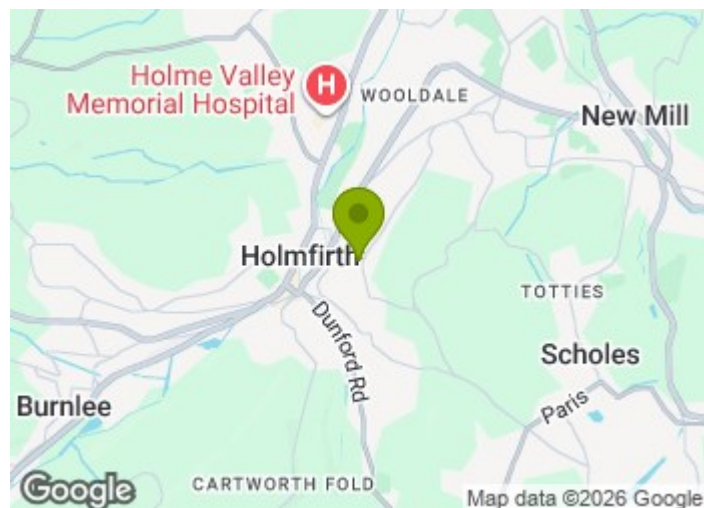
9'5" x 7'1" (2.87m x 2.16m)

Bedroom 2

12'3" x 9'5" (3.73m x 2.87m)

Bedroom 3

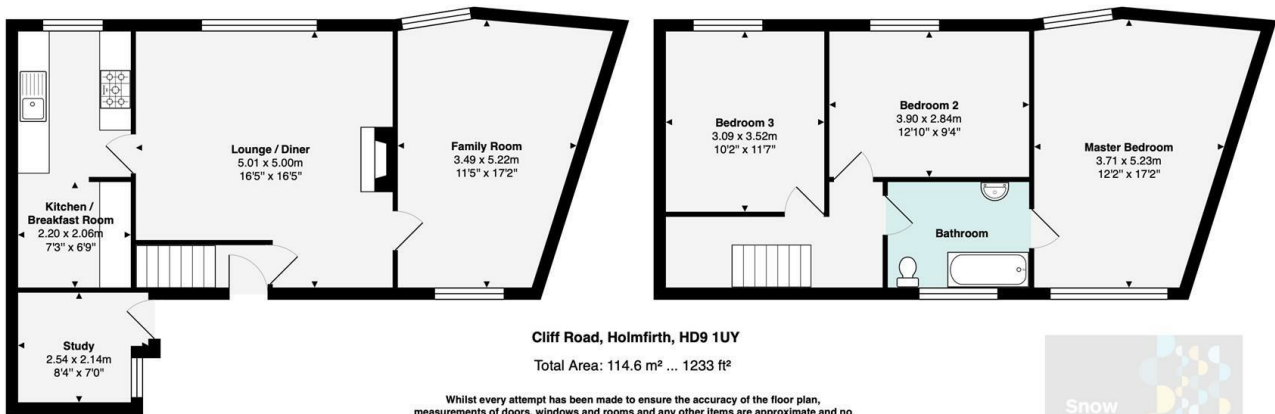
12'0" x 10'9" (3.66m x 3.28m)



Directions



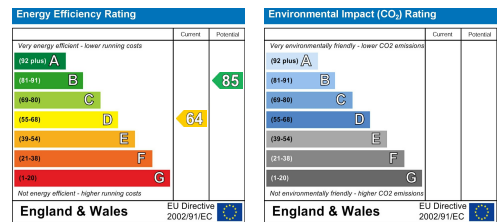
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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