



**Greenlaws Close, Upperthong Holmfirth HD9 3HN**

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## **Greenlaws Close, Upperthong Holmfirth**

\*\*\*NO VENDOR CHAIN\*\*\* IMMACULATEDLY PRESENTED MODERN SEMI DETACHED RESIDENCE TUCKED AWAY ON THIS CUL DE SAC POSITION. AFFORDING THREE BEDROOM ACCOMMODATION, SPACIOUS LOUNGE AND CONSERVATORY. GARAGE WITH DOUBLE TANDEM PARKING TO FRONT. FRONT AND ENCLOSED REAR GARDEN.

### **Summary**

Tucked away on this sought after development is this well presented three bedroom semi detached residence. The property would suit a wide variety of purchasers including first time buyers or a professional couple. With spacious accommodation and briefly comprising: entrance hallway, kitchen, lounge diner and conservatory. To first floor are three bedrooms and house bathroom. The property benefits from a garage close by with tandem parking to the front. Further enhanced by a front garden and to the rear is a enclosed garden with paved patio and laid to lawn garden area that is ideal for al fresco dining in those summer months. There is access to the rear of the garden to the garage. The property is perfectly placed for local amenities and highly regarded schooling and also has ease of access to surrounding townships and the motorway network for commuting.

### **Accommodation**

#### **Entrance Hallway**

Enter through double glazed door into spacious hallway and dado rail. Plenty of space to store shoes and coats. Carpeted floor covering, staircase leading to first floor landing. Double Radiator.

#### **Kitchen**

9' 6" x 7' 7" max ( 2.90m x 2.31m max )  
Offered with a good range of shaker style wall and base units. Further complimented by gas hob, with concealed extractor, oven, plumbing for washing machine and space for fridge freezer. With tiled walls.

#### **Lounge**

18' 9" x 12' 9" ( 5.71m x 3.89m )  
This spacious carpeted lounge diner offers a good level of space. with sliding doors into conservatory.

coving to ceiling. Door into useful storage cupboard.

### **Conservatory**

13' 7" x 8' 7" ( 4.14m x 2.62m )  
Located to the rear of the property over looking the garden, is this Walkers conservatory. . Currently utilised as dining room. Inset down lights to ceiling. Double glazed French doors leading onto rear garden. Steps down leading onto laid to lawn garden.

### **Landing**

Carpeted staircase leads to landing. Giving access to three bedrooms and house bathroom. Loft access. Radiator.

### **Bedroom One**

13' 2" x 8' 10" ( 4.01m x 2.69m )  
Spacious carpeted bedroom, with built in sliding wardrobes. Double glazed window to front aspect, over looking the garden with view across Holmevalley.

### **Bedroom Two**

12' 7" x 9' 3" ( 3.84m x 2.82m )  
Spacious carpeted bedroom with double glazed window to front aspect, mirrored sliding doored wardrobes. Radiator.

### **Bedroom Three**

7' 8" x 6' 8" ( 2.34m x 2.03m )  
Carpeted bedroom with double glazed window to rear with view, across holmevalley. Dado rail. Radiator.

### **Bathroom**

Three piece bathroom suite comprising of pedestal wash hand basin, low flush WC and bath with





shower over. Further enhanced by partial tiled walls with decorative tile. Storage cupboard housing the boiler. Chrome style ladder radiator. Obscured double glazed window to front aspect.

### **External**

To the front is a good size laid to lawn garden, with access path down to the property. To the rear is an enclosed garden with paved patio and laid to lawn garden area that is ideal for al fresco dining in those summer months. There is access to the rear of the garden to the garage, that has two tandem parking spaces in front of the garage.



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## Greenlaws Close, Upperthong Holmfirth

- \*\*\* NO VENDOR CHAIN\*\*\*
- Semi Detached
- Three Bedrooms
- Conservatory
- Views Across Holme Valley

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£275,000**

### directions to this property:

Leave Holmfirth via Victoria Street and turn left at the traffic lights on to Huddersfield Road and then right on to Greenfield Road. Turn right on to Ash Grove Road and follow the road to the top and then left on to Broad Lane. Turn right on to Netherhouses and left on to Holme View Drive. Turn right on to Greenlaws Close and follow the close around, the property is situated in the corner on the right hand side.



Total floor area 89.2 m<sup>2</sup> (960 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:  
HMF108810 - 0007

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