



**Leyfield Bank, Holmfirth HD9 1XU**

**welcome to**

## **Leyfield Bank, Holmfirth**

DELIGHTFUL SEMI DETACHED BUNGALOW AFFORDING TWO BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDENS, DOUBLE GARAGE AND LOCATED IN THE EVER POPULAR VILLAGE OF WOOLDALE

### **Summary**

Charming two bedroom bungalow located in the sought after village of Wooldale, this well presented bungalow offers an excellent opportunity for those once in the property seeking single-level living in a desirable village setting.

The property is offered in move-in ready condition and benefits from a well-balanced layout, providing comfortable and practical accommodation throughout. Inside, you will find a welcoming living space, a fitted kitchen, two well-proportioned bedrooms, the principle enhanced by en suite, and a bathroom, all maintained to a high standard.

Externally, the home truly excels, To the rear, there is an attractive garden—perfect for relaxing. In addition, the property boasts a double garage, providing ample storage or secure parking.

Offered with no vendor chain, this is a fantastic opportunity for buyers looking for a smooth and swift purchase.

Located within easy reach of local amenities, scenic countryside walks, and well-regarded transport links, this property combines peaceful village living with everyday convenience.

Early viewing is highly recommended to fully appreciate all this delightful home has to offer.

### **Accommodation**

#### **Entrance**

On entry there is a staircase ascending the living accommodation. In the hall there is an internal door giving access to the garage.

#### **Open Plan Living/Dining Room**

16' 1" x 11' ( 4.90m x 3.35m )

Boasting an attractive outlook to the front of the property via the double glazed windows the room has ample space for freestanding furniture. The focal point is the electric living flame fire whilst there is a

laminated floor covering and a central heating radiator.

Open To:

#### **Kitchen**

6' 10" x 5' 10" ( 2.08m x 1.78m )

Fitted with a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include the stainless steel gas hob, electric oven and integral microwave whilst there is also a slimline dishwasher. The room is complemented by the tiled surrounds, laminated floor covering and double glazed window to side aspect.

#### **Bedroom One**

11' 11" x 9' 4" ( 3.63m x 2.84m )

The principle bedroom of double proportions has fitted wardrobes, decorative coving to ceiling, a laminated floor covering, central heating radiator and is double glazed to rear aspect.

#### **En Suite**

White low flush w/c and vanity style hand washbasin with a laminated floor covering and inset ceiling lighting.

#### **Bedroom Two/Garden Room**

10' 4" x 8' 11" ( 3.15m x 2.72m )

Currently utilised as a garden room the second bedroom could easily be adapted as the second bedroom this neutrally decorated room has a laminated floor covering and French style doors leading out into the garden.

#### **Bathroom**

The bathroom has a low level w/c, pedestal hand washbasin and step in double shower with rainfall



unit and attachment. There are complementary tiled surrounds and floor covering, an extractor fan and chrome effect heated rail ladder.



### **External**

The driveway leads to the double garage. The garage is accessed via a remote door, or via the internal door in the hallway and has plumbing for a washing machine plus two additional storage rooms.

The rear garden is particularly attractive with a lawned area, raised flower beds and brick paved patio ideal for relaxing



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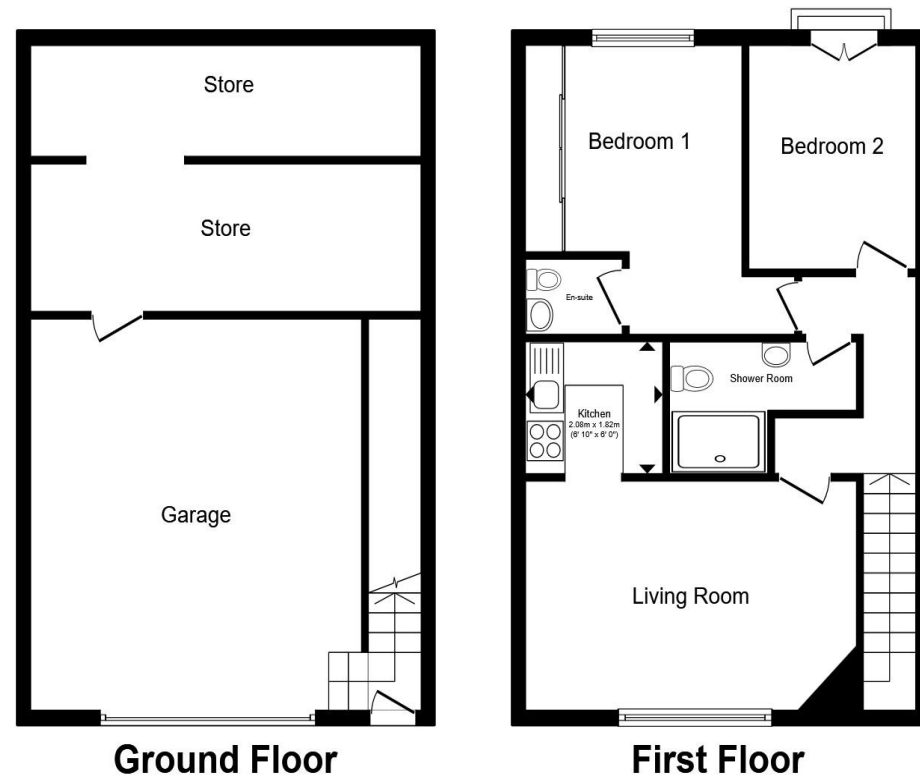
- Semi Detached Bungalow
- Two Bedroom Accommodation- One With En Suite
- Double Garage
- Attractive Gardens
- Prime Village Location

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

**£240,000**

### directions to this property:

Leave Holmfirth via Station Road and after a short distance turn right onto Town End Road. Proceed to the top of the hill where Leyfield Bank can be found on the left hand side.



Total floor area 108.6 m<sup>2</sup> (1,169 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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