



## 118 Underbank Old Road , Holmfirth, HD9 1AS

A stylish duplex apartment (over 1200sqft) filled with character features and stunning countryside views close to the heart of Holmfirth. The property has two large bedrooms with a bonus mezzanine space ideal for an occasional bunk room, home office or snug. Located a short walk from Holmfirth centre the property benefits from access to all the local amenities along with the rural outlook and abundance of walks from the doorstep. The property briefly comprises entrance hallway, bedroom with walk in wardrobe, bathroom, open plan living dining kitchen with dual aspect windows and Juliette balcony. To the upper floor is a further spacious bedroom with ensuite shower room and the superb mezzanine bunk room/study.

Externally the property has allocated off road parking in a pleasant communal car park featuring waterfall and millpond; plus a really handy secure storage room ideal for bikes, suitcases and Christmas tree!

The property is available to view now with no upper chain.

O.I.R.O £265,000

# 118 Underbank Old Road

, Holmfirth, HD9 1AS



- TWO/THREE BED STUNNING DUPLEX APARTMENT
- EXPOSED BEAMS AND CHARACTER FEATURES
- AVAILABLE WITH NO VENDOR CHAIN
- OVER 1200SQFT OF LIVING ACCOMMODATION
- WALKING DISTANCE TO HOLMFIRTH CENTRE
- BEAUTIFUL FAR REACHING COUNTRYSIDE VIEWS
- ALLOCATED OFF ROAD PARKING AND SEPARATE SECURE STORAGE

## Entrance

## Secure Storage

## Bedroom 2

12'6 x 17'1 (3.81m x 5.21m)

## Parking

## Walk In Wardrobe

## Bathroom

12'6 x 7'3 (3.81m x 2.21m)

## Open Plan Living Dining Kitchen

16'1 x 23'4 (4.90m x 7.11m)

## Upper Level

## Bedroom 1

11'10 x 18'8 (3.61m x 5.69m)

## Ensuite

11'10 x 5'7 (3.61m x 1.70m)

## Bedroom 3/Study/Snug

11'10 x 11'9 (3.61m x 3.58m)



## Directions

From the centre of Holmfirth take Dunford Road towards Hade Edge. Approx half a mile on the left turn onto Underbank Old Road where the mill apartments are located on the left hand side.



