Snow Gate™

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Cliff Road

, Holmfirth, HD9 1UY

A VIEW WITH A HOUSE – Dating back to 1790, School House was originally home to the school master of the adjoining former Cliff School. The property is filled with character features including wooden beams, exposed stonework and open fireplaces. Nestled on the hillside below the sought-after Holme Valley Cliff Road, the property enjoys incredible views across the valley and beyond.

The cottage-style link-detached home offers three bedrooms plus a versatile attic room, shower room, dining kitchen, living room, garden room, utility/WC and cellar. While the property is full of charm and character, some areas may benefit from cosmetic updating, offering the opportunity for a purchaser to put their own stamp on this unique home.

Externally, there is a detached garage, gardens and decking to the front of the property, along with a driveway providing parking for 2–3 cars. All within easy reach of the centre of Holmfirth and the beautiful surrounding countryside.

O.I.R.O £350,000

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, Holmfirth, HD9 1UY

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- SPECTACULAR FAR REACHING HOLME VALLEY VIEWS
- IDEALLY SITUATED FOR THE LOCAL AMENITIES & COUNTRYSIDE
- THREE/FOUR BED COTTAGE WITH CHARACTER FEATURES
- DINING KITCHEN, LIVING ROOM & GARDEN ROOM
- DETACHED SINGLE GARAGE & PARKING FOR TWO/THREE CARS
- MATURE GARDEN & DECKING AREA TO ENJOY THE VIEW

Entrance

Utility/WC

Vaulted Cellar

6'3 x 9'2 (1.91m x 2.79m)

Dining Kitchen

12'10 x 15' (3.91m x 4.57m)

Living Room

14'9 x 15' (4.50m x 4.57m)

Garden Room

8'5 x 6'1 (2.57m x 1.85m)

First Floor Landing

Shower Room

Bedroom 1

12'2 x 12'3 (3.71m x 3.73m)

Bedroom 2

15'3 x 7' (4.65m x 2.13m)

Bedroom 3

11'5 x 7'8 (3.48m x 2.34m)

Attic Room

15'3 x 15' (4.65m x 4.57m)

Garage & Parking

Garden

Directions

[redacted]

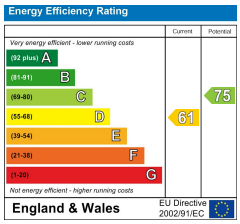
Floor Plan

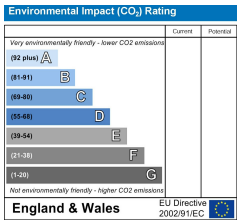
School House, Cliff Road, Holmfirth, HD9 1UY

Total Area: 128.2 m² ... 1380 ft²

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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