



Hollybank Avenue, Upper Cumberworth Huddersfield HD8 8NY

welcome to

Hollybank Avenue, Upper Cumberworth Huddersfield

A FABULOUS EXTENDED SEMI DETACHED PROPERTY IN THE SOUGHT AFTER VILLAGE OF UPPER CUMBERWORTH. THIS BEAUTIFUL EXTENDED FAMILY HOME OFFERS THREE BEDROOMS, CLOAKROOM, CONSERVATORY, GARAGE AND DRIVEWAY. BOASTING SPACIOUS GARDEN.

Summary

Located in the sought after village of Upper Cumberworth is this three bedroom, immaculately presented semi detached property. Ideally positioned for village amenities, countryside walks and commuter routes to Sheffield, Leeds, Huddersfield, Holmfirth, Barnsley and Wakefield. Making this a fabulous opportunity for a family or professional couple. The property has been completed to a very high standard throughout, with a porch added onto the front. Comprising of lounge opening onto dining room, leading on to conservatory. To the first floor are three bedrooms and house bathroom. Externally to the front of the Property is a resin driveway leading to detached garage(with door access only) To the rear is a delightful garden, with resin seating areas, artificial grass and BBQ area. There is an additional walled garden with shrubs and planters that the current owners rent from the local Church at £60PA. Also housing a useful garden shed.

Accommodation Entrance Hallway

Enter though composite door into spacious hallway, door into storage cupboard with useful shelving and light. An attractive chrome and timber balustrade leading to first floor. Access into useful understairs cupboard, with power and light.

Cloakroom

Modern cloakroom with vanity sink and low flush WC. Chrome style heating towel rail, tiling to dado height. Inset down light and laminate style floor covering. Extractor.

Lounge/Diner

25' 10" x 12' 4" (7.87m x 3.76m)

This attractive spacious open plan carpeted lounge

diner, with the real focal point being the modern fire surround with granite style inset and hearth, with a gas coal effect gas fire. Plenty of light flooding in through the double glazed window to front aspect. opening into the dining room, with picture rail. Sliding double glazed sliding doors leading into the conservatory.

Conservatory

10' 11" x 9' 3" (3.33m x 2.82m)

immaculate conservatory, with laminate floor covering and double glazed french doors leading onto the garden.

Kitchen

11' 4" x 8' 10" (3.45m x 2.69m)

The kitchen has been completed to a high specification with modern wall and base units. with under unit lighting and attractive wall tiles. Further complimented by hot water tap, integral double oven, microwave, slimline dishwasher and plumbing for washing machine. Further boasting induction hob. Space for American fridge freezer. Double glazed window to rear over looking the garden and composite door leading onto the side of the property.

Bedroom One

11' 6" x 11' 1" (3.51m x 3.38m)

Spacious carpeted double bedroom with built in wardrobes and contrasting bedside tables. Double glazed window over looks the attractive rear garden.

Bedroom Two

11' 6" max x 10' 9" (3.51m max x 3.28m)

This spacious double carpeted bedroom with a bank of shaker style built in wardrobes and contrasting drawers. Radiator.





Bedroom Three

8' x 7' 9" (2.44m x 2.36m)

Bedroom with laminate floor covering and double glazed window to front aspect.

House Bathroom

An attractive white four piece bathroom suite, with vanity sink and low flush wc, provided plenty of storage cupboards. Bath with side taps and separate shower cubicle. Further complimented by wall tiles, paneled ceiling with inset down lights and checker tiled floor covering. Heated towel rail and extractor fan.

External

To the front of the property is a porch, with steps leading to recessed under cover. To the front is a garden with an array of plants and shrubs. Resin driveway leading down the side of the house to detached garage, with door access only. To the rear is a spacious garden with resin seating areas, and an attractive BBQ area, complimented by an artificial grassed area. There is an additional walled garden with shrubs and planters that the current owners rent from the local Church at £60PA. Also housing a useful garden shed. Making this the additional space to alfresco in those summer months.



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Hollybank Avenue, Upper Cumberworth Huddersfield

- Immaculate Three Bedroom
- Garage
- Driveway
- Cloakroom
- Conservatory

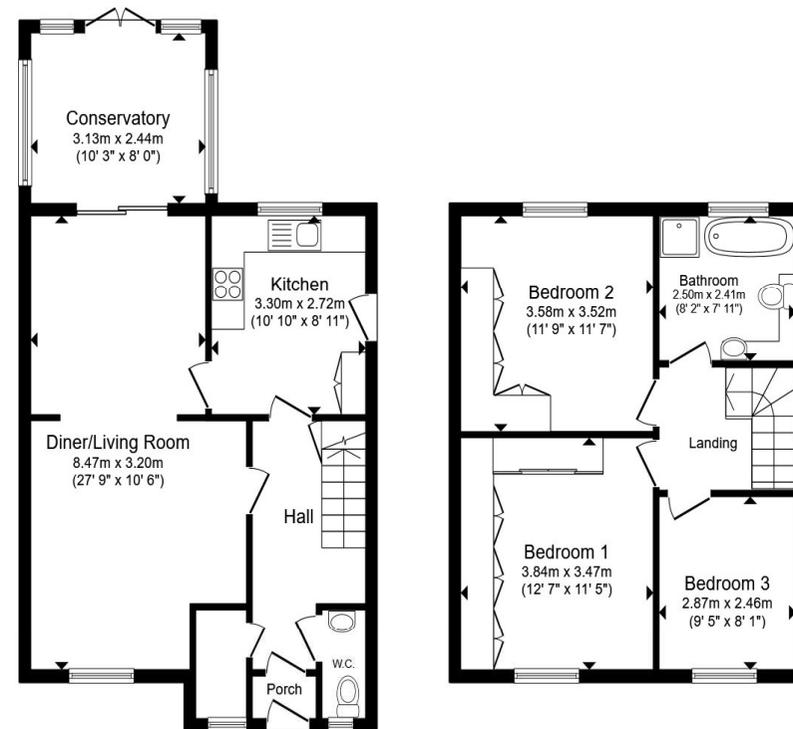
Tenure: Freehold EPC Rating: C

Council Tax Band: C

£325,000

directions to this property:

Leave Holmfirth via Victoria Street and bear left on to Station Road. Follow the A635 towards Barnsley. At the New Mill crossroads turn left on to the A635 towards Barnsley. Bear right at the Sovereign public house and then immediate left on to the A635. At the Upper Cumberworth junction with the Star public house on the right, turn left down on to Cumberworth Lane. Turn right on to Hollybank Avenue, The property is located on the left handside, approx 3/4 of the way down is



Ground Floor

First Floor

Total floor area 104.2 m² (1,122 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



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Property Ref:
HMF108797 - 0004

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