

Heimat Dunford Road,  
Holmfirth HD9 2DT

OFFERS IN THE REGION OF  
£245,000

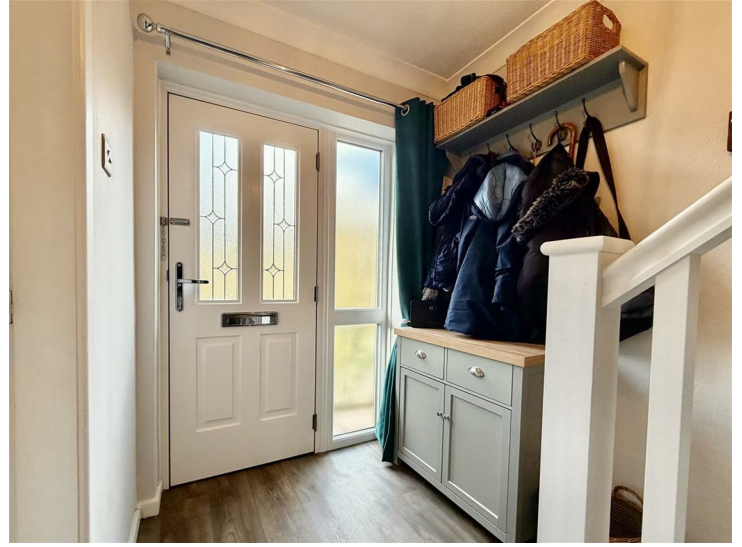


A WELL PRESENTED THREE BEDROOM DORMER STYLE SEMI DETACHED OCCUPYING A PLEASANT ELEVATED POSITION OFFERING IDEAL FAMILY ACCOMMODATION INCLUDING TERRACED GARDENS, DRIVEWAY AND GARAGE CLOSE TO POPULAR HOLMFIRTH CENTRE.

FREEHOLD / COUNCIL TAX BAND: C / EPC: AWAITING

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY



You enter the property through an attractive composite style front entrance door into this welcoming hallway having wood effect flooring underfoot, understairs storage and staircase to first floor with attractive spindled banister.



**LIVING ROOM 13'6 x 10'11 apx**



A bright and spacious living room positioned to the front of the property having a feature fitted living flame gas fire set within granite hearth and wood mantel surround having ample space for freestanding furniture and Upvc double glazed bow window to the front elevation.



## DINING KITCHEN 17'1 x 8'4 apx



Positioned to the rear of the property and being of a generous size, the kitchen area is fitted with a comprehensive range of modern wall, base and drawer units with contrasting wood effect work surfaces and tiled splashbacks, inset single drainer sink unit, integrated electric oven, gas hob and extractor hood over, integrated fridge and freezer. plumbing for washing machine and dishwasher, generous open plan dining area with space for table, two Upvc double glazed windows overlooking rear garden and composite style stable door to side.



## FIRST FLOOR LANDING



Stairs ascend to the first floor and into a light and airy landing space being neutrally decorated with useful airing/storage cupboard, ceiling hatch with fold down ladder leading to useful boarded loft space and Upvc double glazed window to the side.

## BEDROOM ONE 11'0 x 11'3 maximum



Positioned to the rear this is a generous double bedroom currently utilised as a combined guest bedroom and study with a good amount of space for freestanding furniture and double glazed window overlooking the rear garden.



**BEDROOM TWO 10'8 x 11'3**



A good sized double bedroom positioned to the front of the property with elevated views towards the woodland opposite being neutrally decorated with space for free standing furniture.



**BEDROOM THREE 7'8 x 7'7**



A well proportioned third single bedroom positioned to the front of the property having fitted wardrobe space over the bulkhead as well as space for freestanding furniture and double glazed window to the front.



**FAMILY BATHROOM 5'7 x 7'7**



Positioned to the rear and furnished to a high standard with a three piece white suite with part tiled surround including low level w,c, pedestal hand wash basin, panelled bath unit with shower attachment over and fitted screen and double glazed frosted window to the rear.



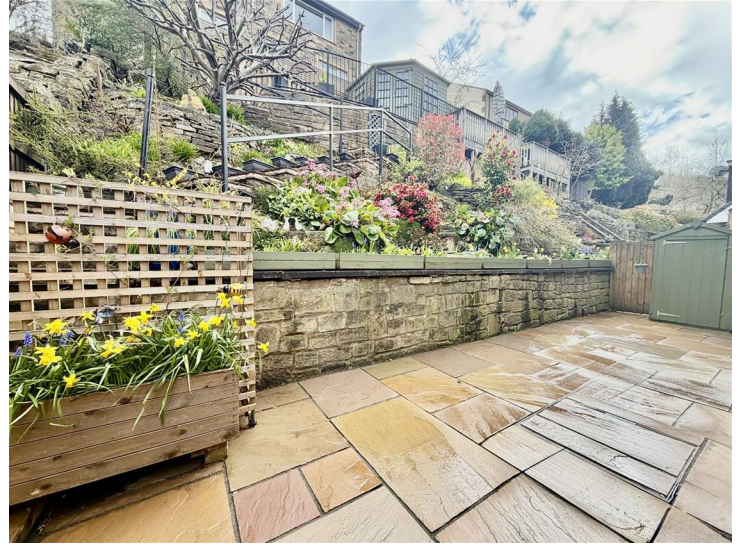
## FRONT EXTERNAL & GARAGE



The property is approached by a concreted driveway providing private off street parking and leading to a good sized under croft single garage (15'10 x 10'7 apx) with further terraced gardens to the side and steps with railings leading to the front entrance door and an attractive Indian paved area continuing to the side.



## REAR GARDEN



The property enjoys generous tiered gardens over several levels to the rear which have been thoughtfully and extensively terraced which include a lower level paved patio with space for shed and raised well stocked planting with steps leading through the terraces to an upper level paved patio area with timber summerhouse affording an ideal vantage point to sit and admire the view.



**VIEWS**



Elevated views over Dunford Road to the woodland opposite.

## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band C

PROPERTY CONSTRUCTION:  
Standard brick and block

RIGHTS OF WAY:  
We are advised that there are no rights of way other than vehicular access over the initial section of shared driveway to the private parking area to the front.

PARKING:  
Driveway & Garage

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains sewerage  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband -TBC.

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENTS NOTE**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

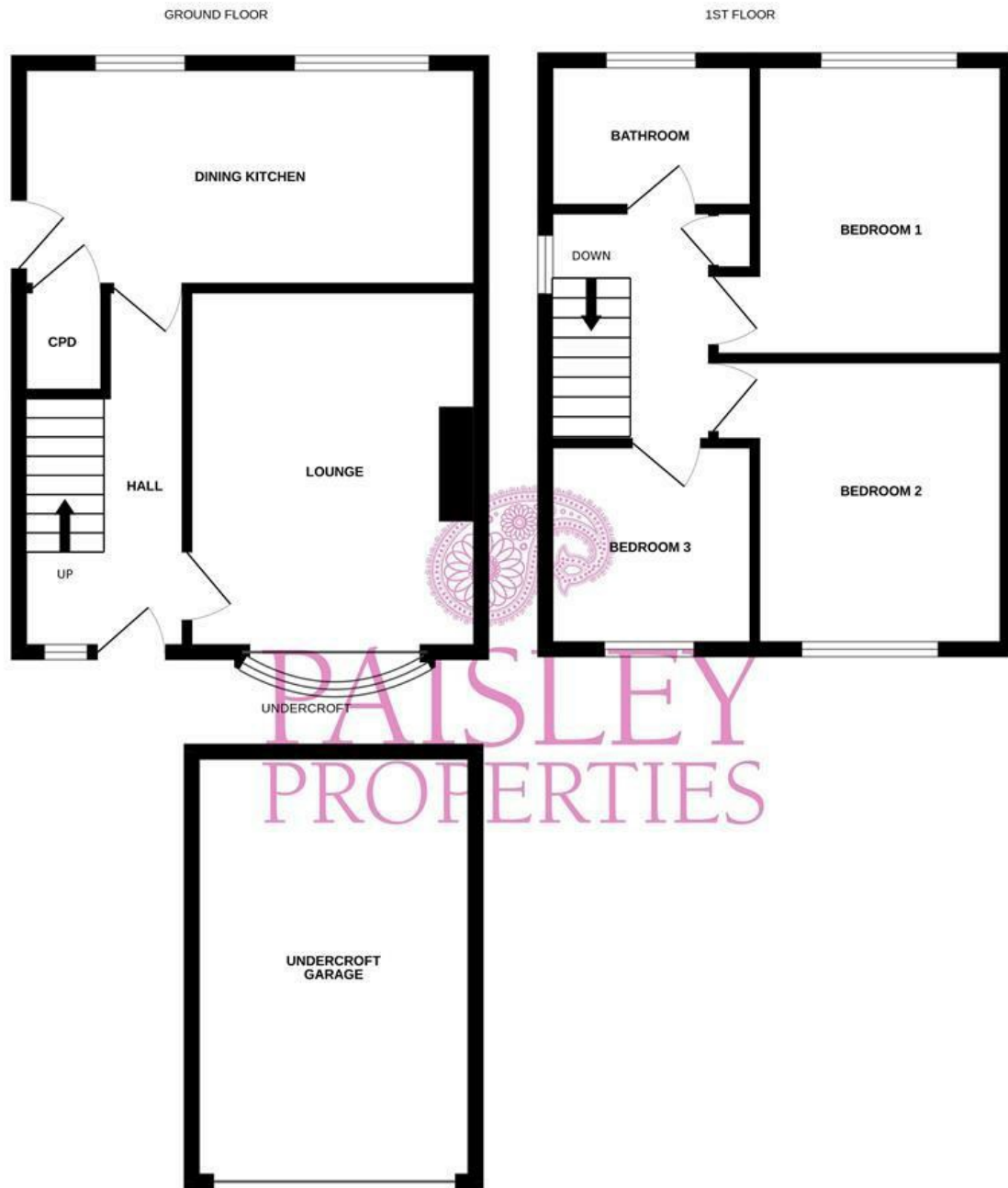
**PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

**MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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