



Larch Avenue, Thongsbridge HOLMFIRTH HD9 7SR

welcome to

Larch Avenue, Thongsbridge HOLMFIRTH

BEING WELL SITUATED FOR LOCAL SCHOOLING, AND AMENITIES. THIS THREE BEDROOM MID TERRACE, IS IDEAL FOR MODERNISATION AND SOMEONE LOOKING TO PUT THEIR OWN STAMP ON A PROPERTY. WITHIN CLOSE PROXIMITY TO THE VIBRANT HOLMFIRTH TOWN. WITH MODERN BATHROOM SUITE AND GOOD SIZED ENCLOSED REAR GARDEN.

Summary

Spacious three bedroom mid terrace property in need of modernisation, which makes it the ideal property for those looking for the opportunity to put their own stamp on it. Set within close proximity to Holmfirth High school and walking distance of the Vibrant Holmfirth, with its wealth of cafes, restaurants and wine bars. Ideal for a growing family or professional couple. It is a close walk to the bus stop to both Huddersfield and Holmfirth, there is a local coop store and fish and chip shop. Beautiful walks are easily accessed, both directly from the door and a close drive away. Briefly comprises of:- Entrance Lobby, lounge, dining kitchen, three bedrooms and house bathroom to first floor. Externally there is a paved garden to the front, and good size rear enclosed garden.

Accommodation

Entrance Lobby

Enter through double glazed door into lobby area, with original floor boards. Carpeted staircase to first floor. Radiator.

Lounge

13' 5" x 13' 4" (4.09m x 4.06m)

Lounge with double glazed window to front aspect. Modern fire surround with electric fire, there is also a gas outlet, allowing the potential to replace with a gas fire or the original chimney breast would allow for a wood burner to be installed. Door access into dining room.

Dining/Kitchen

16' 8" x 9' 3" (5.08m x 2.82m)

This is in need of modernisation but the current layout showcases the ample space available for wall and base units, there is space for a cooker (currently Gas), fridge freezer and plumbing for a washing

machine and dishwasher. There is plenty of room for a dining table and chairs Also housing the Baxi boiler. Tiled flooring. Double glazed window to rear aspect and door giving access to the rear garden. useful under stairs storage.

Landing

Carpeted staircase leading to first floor landing. Giving access to loft with pull down ladder with power.

Shower Room

Modern three piece white suite, corner shower with brick style tiles, rainfall shower with additional handset. Pedestal wash hand basin. Low flush w/c. Panelled walls to dado height. Attractive decorative tiled floor covering. Obscured double glazed windows to rear. Radiator.

Bedroom 1

13' 5" x 9' 11" (4.09m x 3.02m)

Main bedroom with a bank of sliding wardrobes, double radiator. Double glazed window to front aspect

Bedroom 2

9' 1" plus store recess x 9' 5" (2.77m plus store recess x 2.87m)

Carpeted floor covering. Radiator. Double glazed window to rear outlook, overlooking delightful garden

Bedroom 3

6' 7" x 9' including bulkhead (2.01m x 2.74m including bulkhead)

Carpeted flooring, double glazed window to front aspect. Radiator.

External



Fenced and enclosed front gardens with an array of plants shrubs and trees, ideal for sitting out and enjoying the summer sun. Further there is an enclosed good sized rear garden with decked area with pergola. Steps down leading to paved garden with an attractive summer house. Well stocked boarder with an array of plants and shrubs.



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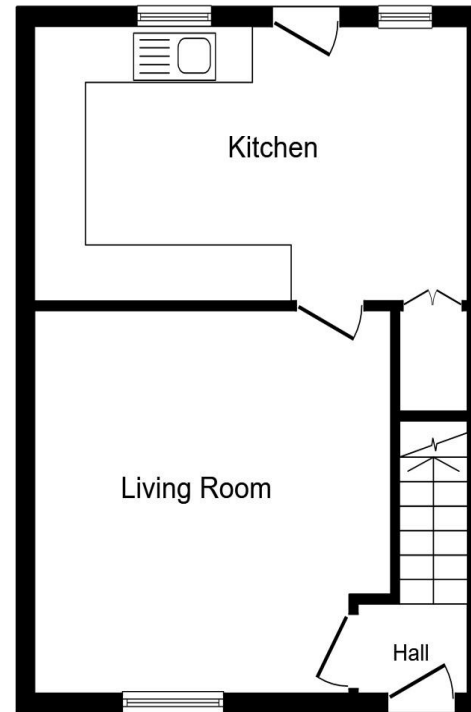
- ***NO CHAIN***
- Three Bedrooms
- Spacious Accommodation
- Modern Bathroom suite
- Good Size Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: A

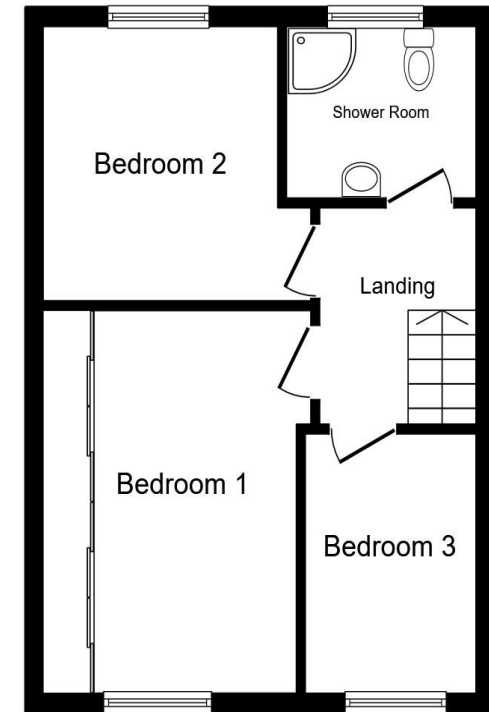
£175,000

directions to this property:

Leave Holmfirth via Victoria Street and bear left on to the A635 Market Walk towards New Mill. Follow for approximately one mile before turning left on to Heys Road. Take the next right on to Miry Lane and then turn left on to Woodlands Avenue. Turning right onto Larch Avenue where the house is located on the right hand side, identified by our for sale board



Ground Floor



First Floor

Total floor area 72.7 m² (782 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:
HMF108817 - 0003

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 william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk