



35 Woodchurch View

Thongsbridge, Holmfirth, HD9 7RX

A superb opportunity to purchase a spacious detached three bedroom family home in this sought after tucked away position with stunning views, off road parking, integral garage and enclosed rear garden. The property briefly comprises entrance lobby, through lounge/diner, dining kitchen and integral garage. To the first floor are three double bedrooms, master with ensuite and family bathroom. Gas central heating and double glazing. Ideally situated for a variety of local amenities, outstanding schools and pleasant countryside.

O.I.R.O £340,000

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- THREE BEDROOM DETACHED FAMILY HOME WITH STUNNING VIEWS
- QUIET POSITION A SHORT WALK FROM HOLMFIRTH HIGH SCHOOL
- THROUGH LOUNGE/DINER AND DINING KITCHEN
- FAMILY BATHROOM AND MASTER WITH ENSUITE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- OFF ROAD PARKING, INTEGRAL GARAGE AND ENCLOSED GARDEN

Entrance

Lounge/Diner

21'10" x 13'5" (6.65m x 4.09m)

Breakfast Kitchen

11'4 15'1 (3.45m 4.60m)

Integral Garage

17'10" 8'10" (5.44m 2.69m)

First Floor Landing

Master Bedroom

15'10" x 10'2" (4.83m x 3.10m)

Ensuite

5'8" x 5'5" (1.73m x 1.65m)

Bedroom 2

11'4 x 12'4 max (3.45m x 3.76m max)

Bedroom 3

9'2" x 8'9" (2.79m x 2.67m)

Bathroom

7'7" x 5'8" (2.31m x 1.73m)

Garden and Off Road Parking

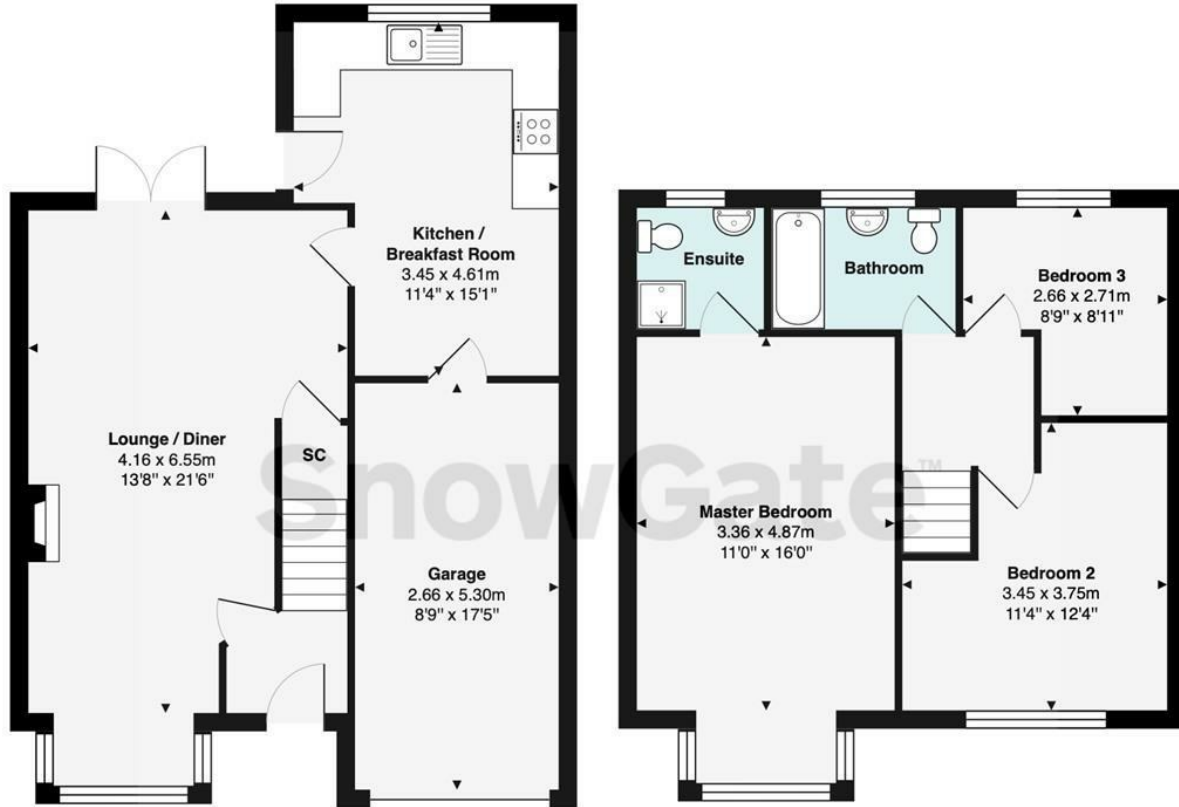


Directions

From the centre of Holmfirth take Huddersfield Road towards Honley/Huddersfield. Approx 1 mile turn right at Thongsbridge junction onto Miry Lane. Halfway up the hill turn right onto Woodchurch View where the property can be found on the left hand side.



Floor Plan

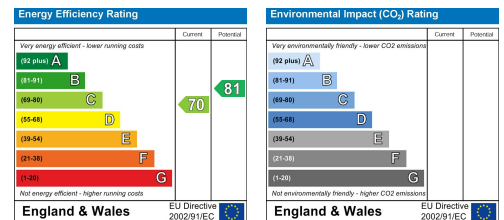


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Total Area: 105.2 m² ... 1133 ft²

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



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