



Broad Lane, Upperthong Holmfirth HD9 3JS

welcome to

Broad Lane, Upperthong Holmfirth

BEAUTIFULLY PRESENTED DETACHED TRUE BUNGALOW AFFORDING VERSATILE 2/3 BEDROOM ACCOMMODATION AND OCCUPYING A GENEROUS PLOT WITH DELIGHTFUL GARDENS, GARAGE AND PANORAMIC OUTLOOK TO THE REAR.

Summary

Detached true bungalow occupying an elevated position with stunning outlook located on the fringes of Holmfirth. This attractively presented property enjoys fabulous views across the valley and is set within beautifully maintained gardens, offering an enviable blend of privacy, space and convenience.

The accommodation is both versatile and well-proportioned throughout, briefly comprising: a generous living room taking full advantage of the property's picturesque outlook, and a spacious dining kitchen ideal for both everyday family living and entertaining. There are two well-sized bedrooms, together with a further reception room which offers flexibility and could be utilised as an occasional third bedroom, snug or garden room. In addition, the property benefits from a useful study, perfect for those working from home, and a modern shower room.

Externally, the bungalow stands within attractive and well-stocked gardens that provide a wonderful setting from which to enjoy the surrounding countryside views. A driveway provides ample off-road parking and leads to an integral garage, further enhancing the practicality of this appealing home. Ideally positioned for those seeking a village lifestyle whilst remaining within easy reach of Holmfirth's excellent range of shops, amenities and transport links, this delightful bungalow presents a rare opportunity to acquire a property in such a desirable location.

Viewing is highly recommended to fully appreciate the accommodation, gardens, setting and spectacular outlook on offer.

Accommodation Entrance Porch

There is a tiled floor covering and door leading to:

Dining Kitchen

18' 5" x 10' 1" (5.61m x 3.07m)

An immediate impression of space on entry where the kitchen has an attractive range of wall and base units by S.W. Interiors with butchers block effect worksurfaces incorporating a sink and drainer unit with mixer tap. There is a cooker point with extractor hood along with an integral dishwasher whilst the room has a laminate floor covering, inset ceiling lighting, is double glazed to front aspect and there is a useful pantry with fitted shelving and tiled floor covering.

Living Room

17' 9" x 14' 9" (5.41m x 4.50m)

Located to the rear of the property and taking advantage of the fabulous views this reception room is both spacious and has a vast amount of natural light via the double glazing to rear aspect. The focal point of the room is the electric fire with maple surround and granite hearth and there is decorative coving to ceiling and a central heating radiator.

Home Office

9' 9" x 6' 4" (2.97m x 1.93m)

Ideal for the home worker and having fitted shelving, a laminate floor covering, double glazed window to rear, loft access and opening into:

Garden Room

14' 8" x 8' 3" (4.47m x 2.51m)

Overlooking the garden and affording a great deal of versatility in its usage and being a room that could act as an occasional bedroom, it boasts a laminate floor covering, central heating radiator, inset ceiling lighting, is double glazed to three aspects whilst a door leads into the garage and doors lead out into the rear garden and the side of





the property.

Bedroom One

14' 4" x 9' 8" to robes (4.37m x 2.95m to robes)

A generous double room with wardrobes and built in storage cupboard, radiator and double glazed window to rear aspect- once more note the delightful views to the rear of the property and views of the shade arbour roof where wildlife can be seen at close range.

Bedroom Two

13' 5" x 11' 8" (4.09m x 3.56m)

Another generous double room with recently fitted Sharps wardrobes, bed head paneling with power points, central heating radiator and double glazed window to front aspect.

Shower Room

10' 2" x 8' 5" (3.10m x 2.57m)

Luxuriously fitted with a modern white suite comprising of low level w/c and vanity style hand washbasin with storage under, along with step in double shower with Mira shower unit. There are complementary tiled surrounds a laminate floor covering, inset ceiling lighting, radiator and a double glazed obscure window.

External

To the front of the property the driveway provides off street parking for several vehicle and leads to the garage. There is a lawned area and an array of plants and shrubs. To one side of the property is a paved area with enclosed pergola. There is also a useful garden shed.

The fabulous rear gardens boast several seating areas and offers a good degree of privacy. There is a paved patio with pergola a raised patio, lawned area and once more a vast array of plants and shrubbery. A greenhouse further complements the garden whilst the understore (8'10" x 8'6") is ideal as a workshop or for additional storage.

Garage

23' 3" x 8' 6" (7.09m x 2.59m)

An above average sized garage with power and lighting, electric roll door and the garage also houses the central heating boiler, There is also a w/c and hand washbasin and plumbing for a washing machine.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Broad Lane, Upperthong Holmfirth

- Detached True Bungalow
- Flexible Two/Three Bedroom Accommodation
- Attractive/Private Gardens
- Fabulous Outlook
- Driveway/Garage

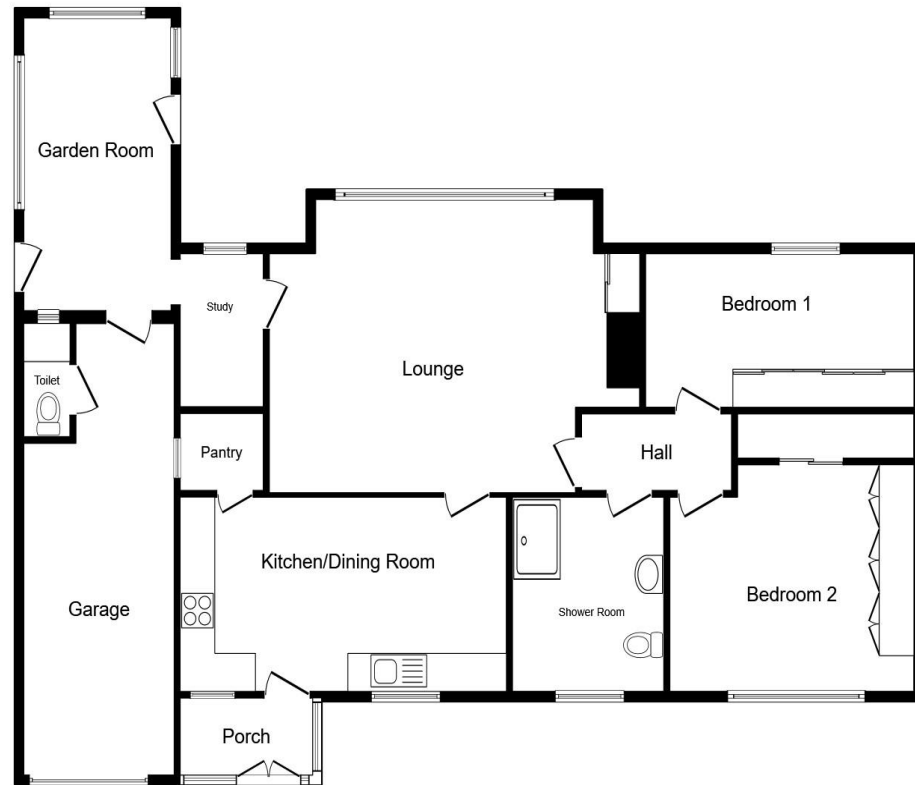
Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£425,000

directions to this property:

Leave Holmfirth town centre via Woodhead Road, before forking right up Upperthong Lane. Proceed to the brow of the hill before bearing left on to Broad Lane where the property can be found on the left hand side.



Total floor area 123.0 m² (1,324 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:
HMF108986 - 0005

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