



Snow Gate™

Estate
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118 Underbank Old Road , Holmfirth, HD9 1AS

A stylish duplex apartment (over 1200sqft) filled with character features and stunning countryside views close to the heart of Holmfirth. The property has two large bedrooms with a bonus mezzanine space ideal for an occasional bunk room, home office or snug. Located a short walk from Holmfirth centre the property benefits from access to all the local amenities along with the rural outlook and abundance of walks from the doorstep. The property briefly comprises entrance hallway, bedroom with walk in wardrobe, bathroom, open plan living dining kitchen with dual aspect windows and juliette balcony. To the upper floor is a further spacious bedroom with ensuite shower room and the superb mezzanine bunk room/study.

Externally the property has allocated off road parking in a pleasant communal car park featuring waterfall and millpond; plus a really handy secure storage room ideal for bikes, suitcases and Christmas tree!

The property is available to view now with no upper chain.

O.I.R.O £265,000

118 Underbank Old Road , Holmfirth, HD9 1AS



- TWO/THREE BED STUNNING DUPLEX APARTMENT
- EXPOSED BEAMS AND CHARACTER FEATURES
- AVAILABLE WITH NO VENDOR CHAIN
- OVER 1200SQFT OF LIVING ACCOMMODATION
- WALKING DISTANCE TO HOLMFIRTH CENTRE
- BEAUTIFUL FAR REACHING COUNTRYSIDE VIEWS
- ALLOCATED OFF ROAD PARKING AND SEPARATE SECURE STORAGE

Entrance

Secure Storage

Bedroom 2

Parking

12'6 x 17'1 (3.81m x 5.21m)

Walk In Wardrobe

Bathroom

12'6 x 7'3 (3.81m x 2.21m)

Open Plan Living Dining Kitchen

16'1 x 23'4 (4.90m x 7.11m)

Upper Level

Bedroom 1

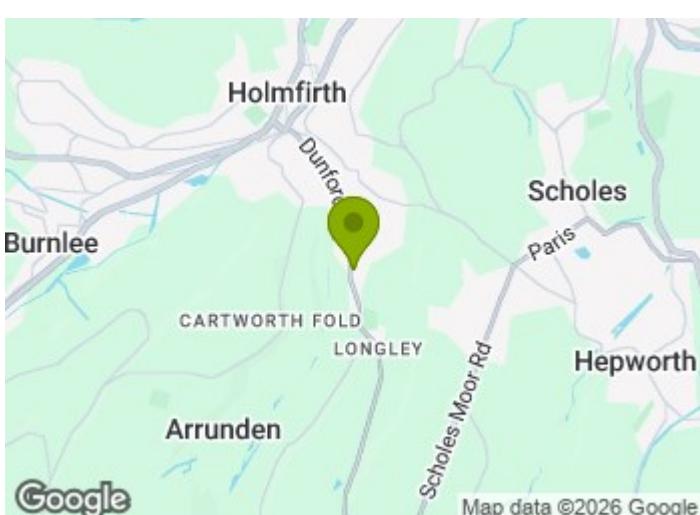
11'10 x 18'8 (3.61m x 5.69m)

Ensuite

11'10 x 5'7 (3.61m x 1.70m)

Bedroom 3/Study/Snug

11'10 x 11'9 (3.61m x 3.58m)

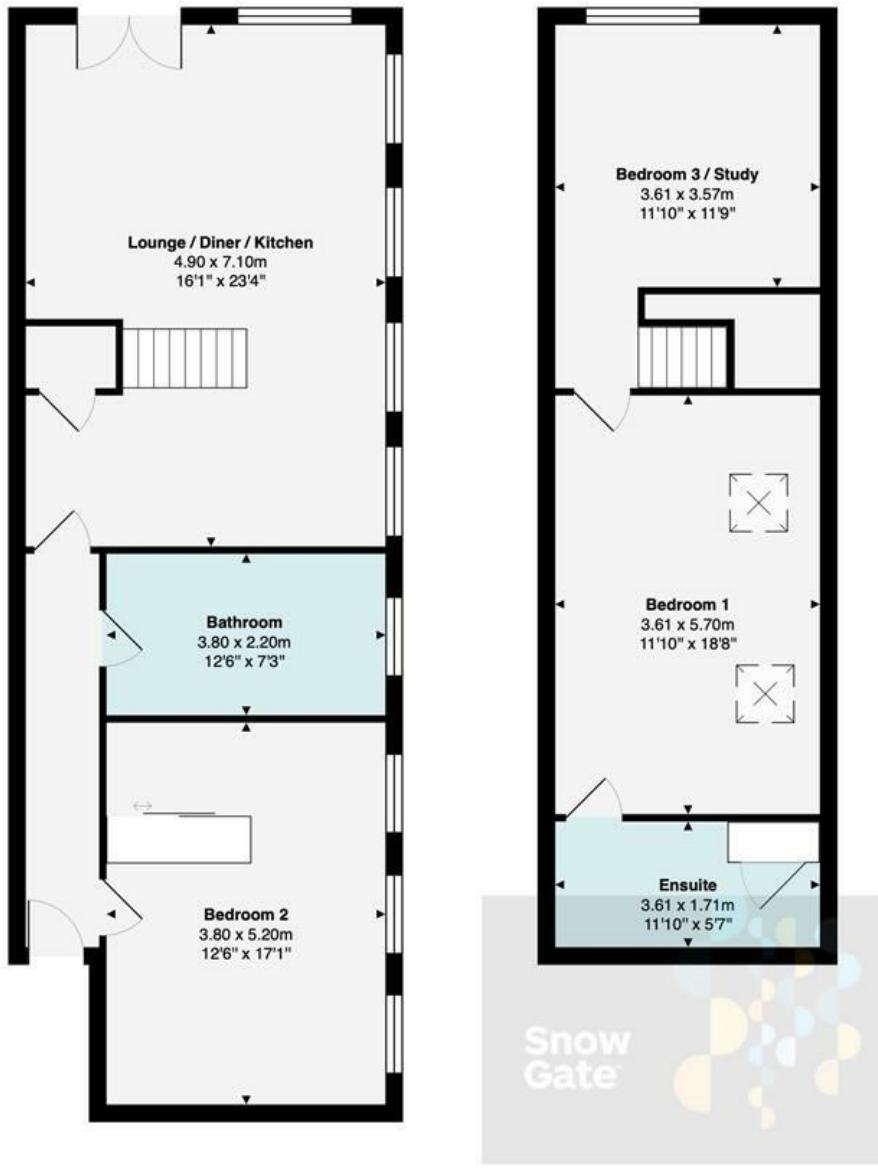


Directions

From the centre of Holmfirth take Dunford Road towards Hade Edge. Approx half a mile on the left turn onto Underbank Old Road where the mill apartments are located on the left hand side.



Floor Plan



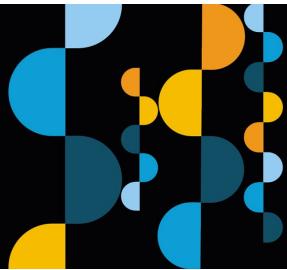
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Total Area: 115.0 m² ... 1237 ft²

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

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



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