



Elm Avenue, Thongsbridge Holmfirth HD9 7ST

welcome to

Elm Avenue, Thongsbridge Holmfirth

WELL PRESENTED THREE BEDROOM END TERRACE. BEING WELL SITUATED FOR LOCAL SCHOOLING, AND AMENITIES. OFFERING SPACIOUS ACCOMMODATION. WITHIN CLOSE PROXIMITY TO THE VIBRANT HOLMFIRTH TOWN. FURTHER ENHANCED BY PAVED AREA TO THE FRONT AND ATTRACTIVE ENCLOSED REAR GARDEN. PRESENTED WITH NO UPPER CHAIN

Summary

Spacious three bedroom end terrace property, set within close proximity to Holmfirth High school, local amenities and countryside walks. Further benefiting from being within walking distance of the Vibrant Holmfirth, with its wealth of cafes, restaurants and wine bars. Ideal for a growing family or professional couple. Boasting three bedroom accommodation to first floor and house bathroom. Spacious dining kitchen, lounge and rear porch to first floor. Externally to the front is a paved area, that the current occupants utilise as off road parking. To the rear is a delightful enclosed garden.

Accommodation

Entrance Lobby

Enter through double glazed door into lobby area, with vinyl floor covering. Carpeted staircase leading to first floor landing.

Lounge

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

Spacious carpeted lounge, with double glazed window to front aspect. Modern fireplace with coal effect gas fire(not confirmed to be working)

Dining Kitchen

16' 7" max x 9' 4" (5.05m max x 2.84m)

Spacious dining kitchen with a range of modern wall and base units, complimented by integral oven, with gas hob, chrome style extractor hood over. Plumbing for washing machine, space for dishwasher and fridge freezer. Further enhanced by tiled floor covering and partial inset downlights. Door access into useful understairs storage which also houses the Vaillant boiler. Double glazed door gives access into porch.

Porch

Double glazed windows and door leading into rear garden.

Landing

Carpeted staircase leads to first floor landing. With loft access and double glazed window to side aspect.

Bedroom One

13' 5" x 10' 6" (4.09m x 3.20m)

Spacious carpeted double bedroom, with double glazed window to front aspect.

Bedroom Two

10' 5" x 9' 4" (3.17m x 2.84m)

Carpeted spacious double bedroom, with double glazed window to rear aspect. Radiator.

Bedroom Three

8' 11" including bulkhead x 6' 5" (2.72m including bulkhead x 1.96m)

Carpeted bedroom with double glazed window to front aspect.

External

To the front is a paved area, that the current occupants utilise as off road parking. To the rear is a paved area with steps leading to a laid to lawn garden, which is enclosed.





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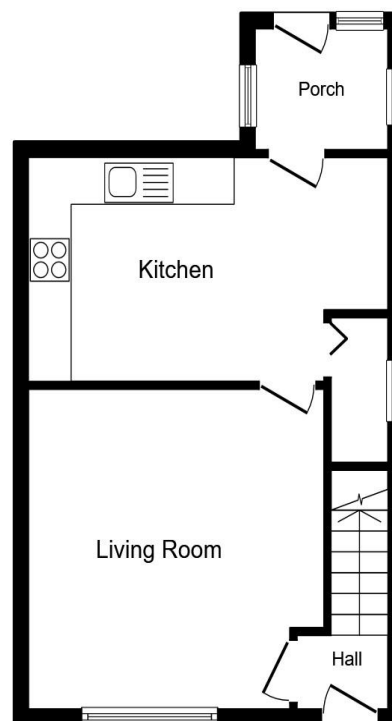
- ***NO UPPER CHAIN***
- End Terrace
- Three Bedrooms
- Spacious Dining Kitchen
- Rear Porch

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

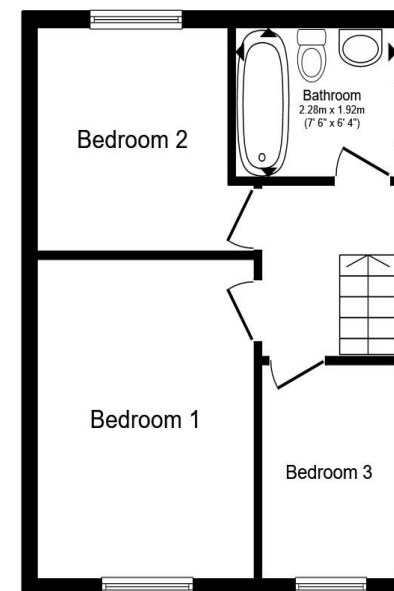
£180,000

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. Take the second right on to Elm Avenue where the house is located on the right hand side, identified by our for sale board.



Ground Floor



First Floor

Total floor area 74.7 m² (804 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:
HMF108883 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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