



Holme View Avenue, Upperthong Holmfirth HD9 3EZ

welcome to

Holme View Avenue, Upperthong Holmfirth

STYLISHLY PRESENTED MODERN MID TERRACED RESIDENCE AFFORDING TWO DOUBLE BEDROOM ACCOMMODATION WITH GARDEN AND OFF STREET PARKING OCCUPYING AN ELEVATED POSITION IN THE POPULAR HOLME VALLEY VILLAGE OF UPPERTHONG

Summary

Presented to the highest standards is this modern mid terraced residence boasting spacious two bedroom accommodation ready to move in to. Ideal for the first time buyer/professional person the property briefly comprises: entrance hall, cloaks/w.c, lounge dining room, fitted kitchen, aforementioned first floor bedroom and the house bathroom. Located on a pleasant cul de sac the property sits above the Holme Valley and is further enhanced externally by the enclosed gardens and off street parking for two vehicles.

Accommodation

Entrance Hall

On entry there is a quality laminate floor covering, central heating radiator and a staircase with spindle balustrade ascends to the first floor.

Lounge Dining Room

13' 10" x 12' (4.22m x 3.66m)

Located to the rear of the property the room is well presented with feature panel wall and there is useful understairs storage, a central heating radiator, double glazed window to rear aspect and French style doors leading out into the garden.

Kitchen

11' 7" x 6' 7" (3.53m x 2.01m)

Fitted with a modern range of wall and base units with roll edge worksurfaces incorporating a sink unit. Appliances include the electric hob with extractor hood and electric oven whilst there is plumbing for the dishwasher and space for a fridge freezer. The room has a concealed unit lighting, a central heating radiator and is double glazed to front aspect.

Cloaks/W.C

White suite comprising of low flush w/c and pedestal hand washbasin. There is a central heating radiator and double glazed obscure window.

First Floor Bedroom One

13' 11" x 8' 10" (4.24m x 2.69m)

Double principle bedroom located to the front of the property with the double glazed windows providing delightful valley views the room having a central heating radiator.

Bedroom Two

13' 2" x 8' 5" (4.01m x 2.57m)

A second double bedroom this one having a storage cupboard, radiator and a double glazed window.

Bathroom

6' 8" max x 6' 2" (2.03m max x 1.88m)

White suite fitted with low flush w/c, pedestal hand washbasin and panelled bath with overhead shower unit and screen. There are complementary tiled surrounds and floor covering, an extractor and central heating radiator.

External

To the rear of the property is a fabulous timber fenced, south facing garden with patio area and lawned area. The garden is ideal for the sun worshippers or simply relaxing in. There are also two allocated off street parking spaces.





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Holme View Avenue, Upperthong Holmfirth

- Modern Mid Terraced House
- Two Double Bedrooms
- Move In Condition
- Off Street Parking For Two Vehicles
- Cul De Sac Position

Tenure: Freehold EPC Rating: B

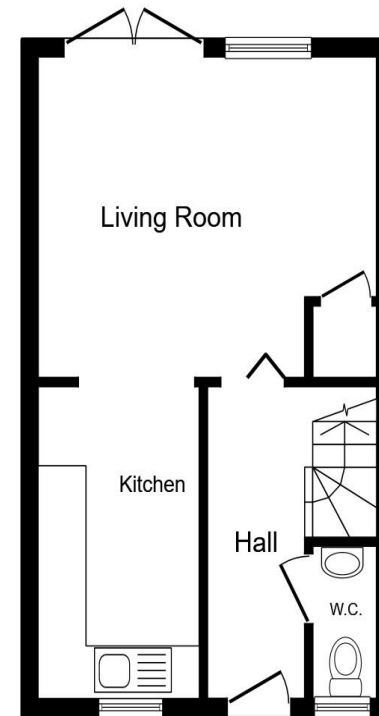
Council Tax Band: B

guide price

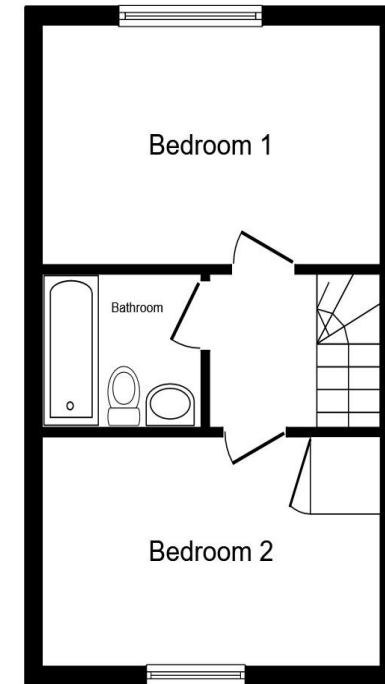
£220,000

directions to this property:

Leave Holmfirth via Victoria Street and turn left at the traffic lights on to Huddersfield Road. Bear right on to Greenfield Road A635. Turn right on to Ash Grove Road and follow the road to the top. Turn left on to Broad Lane. Turn right on to Netherhouses. Then turn right onto Holme View Avenue where the property can be found towards the end of the road on the right hand side.



Ground Floor



First Floor

Total floor area 62.1 m² (668 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:
HMF108876 - 0003

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