



Ridgeholme Dunford Road, Holmfirth HD9 2DT

welcome to

Ridgeholme Dunford Road, Holmfirth

Attractively presented SEMI DETACHED BUNGALOW affording TWO DOUBLE BEDROOM accommodation located just away from HOLMFIRTH CENTRE and the property has low maintenance GARDENS and OFF STREET PARKING

Summary

An attractively presented semi detached bungalow occupying an elevated position and affording two double bedroom accommodation located just away from the centre of Holmfirth village. Presented in move in condition the property briefly comprises: entrance hall, breakfast kitchen, living room, aforementioned two bedrooms and bathroom. Externally the property is further enhanced by the tiered low maintenance gardens and off street parking whilst the location provides ease of access to Holmfirths wealth of amenities.

Accommodation Entrance Hall

There is a central heating radiator and a cupboard that houses the central heating boiler.

Living Room

16' 5" x 11' (5.00m x 3.35m)

A generously proportioned room, well presented with the focal point being the wall mounted living flame electric fire. There are various wall light points, a central heating radiator and the double glazed bay style window to front aspect floods natural light into the room.

Breakfast Kitchen

9' 5" x 9' 3" (2.87m x 2.82m)

Fitted with a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. There is an electric hob with extractor and electric oven whilst the room also has space for a fridge freezer and plumbing for the washing machine. It has a central heating radiator and is double glazed to front aspect.

Bedroom One

13' 3" x 11' (4.04m x 3.35m)

This double bedroom has a central heating radiator and is double glazed to rear aspect.

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)

A second double room also with radiator and double glazed window to rear elevation.

Bathroom

Modern white suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with overhead shower attachment. There is a heated chrome effect rail ladder and a double glazed obscure window.

External

To the front of the property a shared driveway leads to off street parking and a patio area with garden shed to the side. Further paved, tiered gardens to the rear provide several places to sit and relax.





view this property online williamhbrown.co.uk/Property/HMF108541



welcome to

Ridgeholme Dunford Road, Holmfirth

- Semi Detached Bungalow
- Two Double Bedrooms
- Off Street Parking
- Tiered Gardens
- Elevated Position Close To Holmfirth Centre

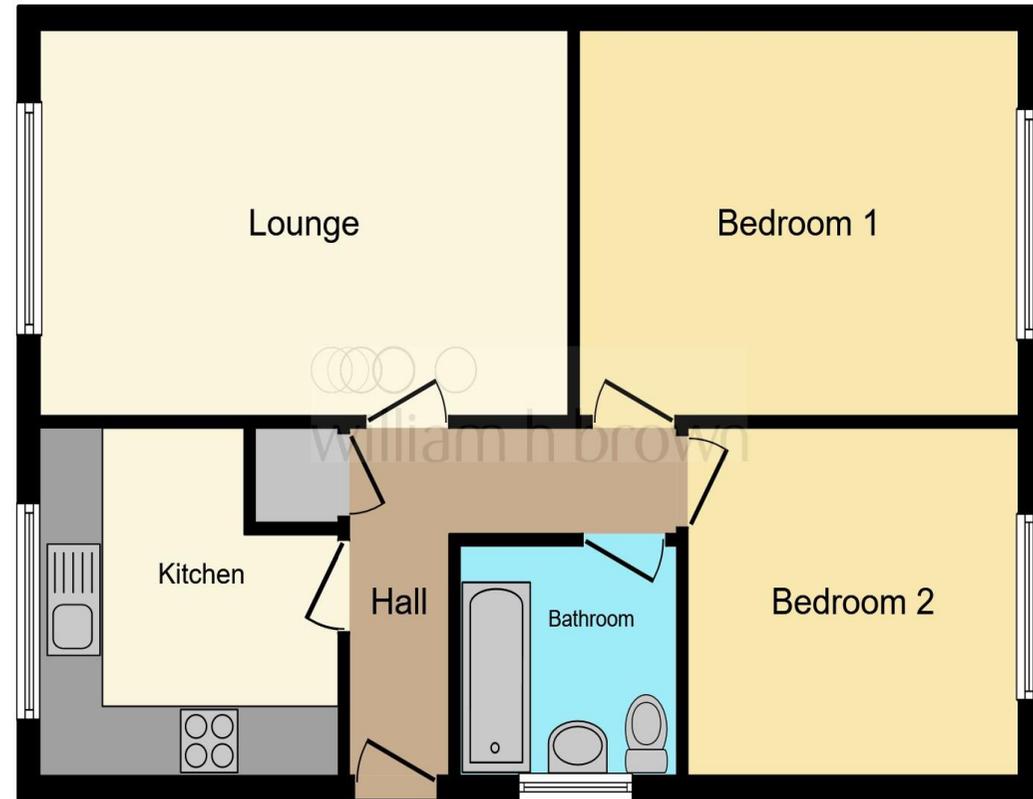
Tenure: Freehold EPC Rating: D

Council Tax Band: C

£230,000

directions to this property:

From the William H Brown office proceed down towards the river, turn right and proceed up Dunford Rd (B6106) and the property can be found on the right hand side.



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.focalagent.com

view this property online williamhbrown.co.uk/Property/HMF108541



Property Ref:
HMF108541 - 0009

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk