



Woodhead Road, Holmbridge Holmfirth HD9 2NW

welcome to

Woodhead Road, Holmbridge Holmfirth

SPACIOUS MAISONETTE OCCUPYING A DELIGHTFUL RIVERSIDE LOCATION AFFORDING TWO BEDROOM ACCOMMODATION ENHANCED BY GARDENS AND BEING AVAILABLE WITH NO VENDOR CHAIN

Agents Note:

The seller has been unable to confirm the ground rent and services charges contact details that could be applicable to the property. Please take this into consideration when deciding affordability factors. Your conveyancer will be able to raise enquires and respond in this regard

Summary

A beautifully positioned two double bedroom maisonette enjoying a stunning riverside setting in the highly sought-after village of Holmbridge. This spacious and versatile home offers well-proportioned accommodation arranged over two levels, featuring two generous double bedrooms and excellent scope to adapt to modern living requirements. Subject to any necessary consents, there is clear potential to create a dedicated home office space and even an en suite to the principal bedroom, making it an ideal long-term investment. The property is set away from the main thoroughfare and has the ever-present appeal of its tranquil riverside location. Outside, the maisonette enjoys garden areas, perfect for relaxing, entertaining, or simply taking in the peaceful surroundings. Situated within Holmbridge village, the property is ideally placed for local amenities, scenic countryside walks, and convenient access to Holmfirth and surrounding areas.

Accommodation

Entrance Hall

Having a tiled floor covering.

Living Room

14' 9" x 13' 4" (4.50m x 4.06m)

A generous reception room with a wood burning

stove as the focal point. Character is provided by the beams to ceiling whilst the room has a recess display with concealed lighting, picture rail and bamboo floor covering. There is also double glazing to front aspect.

Dining Kitchen

17' x 10' 9" (5.18m x 3.28m)

The kitchen has a range of wall and base units with butchers block effect worksurfaces incorporating a sink and drainer unit with mixer tap and complementary tiled surrounds. There is an electric hob and oven along with integral dishwasher and freezer. The room has a laminate floor covering, houses the central heating boiler and is double glazed to front aspect.

Home Office

6' 10" x 4' 5" (2.08m x 1.35m)

This additional room could be ideally adapted as a workspace and has inset ceiling lighting.

Utility Area

There is plumbing for a washing machine.

Bedroom One

17' 6" x 9' 7" (5.33m x 2.92m)

A fabulous double room that currently boasts fitted wardrobes, a radiator and is double glazed to front aspect.

Bedroom Two

13' 5" max x 12' (4.09m max x 3.66m)

Another generous double room with walk in wardrobe, radiator and double glazed to front aspect. This room has en suite potential with the necessary consents.

Bathroom





Modern white suite comprising of low level w/c, hand washbasin and panelled bath with overhead shower and screen. There are tiled surrounds and floor covering, a chrome effect heated rail ladder and double glazed obscure window.

External

With its riverside location the properties gardens are currently mainly laid to lawn and provide great potential for the discerning gardener.



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Woodhead Road, Holmbridge Holmfirth

- Maisonette
- Two Double Bedrooms + Study Room
- Riverside Position
- Gardens
- Village Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 50.00

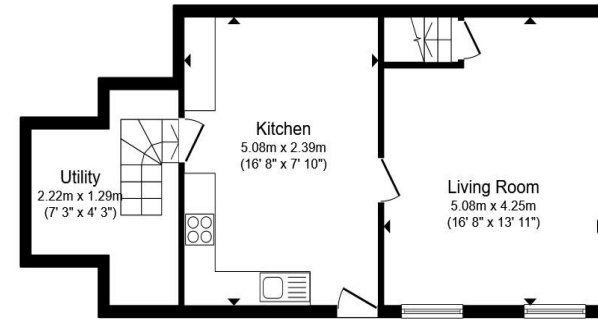
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

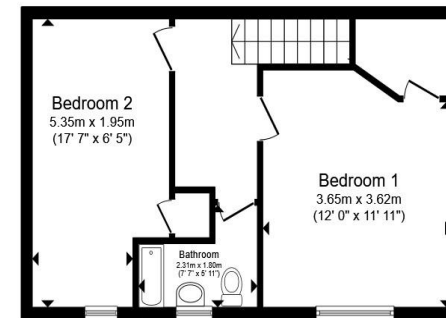
£175,000

directions to this property:

Leave Holmfirth via Woodhead Road and upon entering Holmbridge the property can be found set back from the main thoroughfare on the left hand side, accessible by flights of steps.



Ground Floor



First Floor

Total floor area 91.2 m² (982 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:
HMF108879 - 0003

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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