



Broomy Lea Lane, HOLMFIRTH HD9 3EN

welcome to

Broomy Lea Lane, HOLMFIRTH

EXTENDED SEMI DETACHED HOUSE AFFORDING THREE BEDROOM ACCOMMODATION WITH GARDENS AND OFF STREET PARKING LOCATED IN THE EVER POPULAR HOLME VALLEY VILLAGE OF NETHERTHONG

Summary

Located in one of the Holme Valleys most prestigious villages this semi detached residence has been extended on two levels and is presented in move in condition. The sizeable three bedroom accommodation briefly comprises: entrance hall, ground floor shower room, living room, open plan dining kitchen, aforementioned first floor bedrooms and bathroom. Externally there is additional potential to extend into the outbuilding or convert into home office with the necessary consents, low maintenance gardens and off street parking whilst the location means rolling countryside is on the doorstep as well as well regarded schooling and access to Holmfirth many amenities along with major commuting routes.

Accommodation

Entrance Hall

There is a laminate floor covering, central heating radiator and staircase ascending to the first floor.

Living Room

The focal point of the room is the solid fuel burning stove set to feature recess fireplace. The room has various wall light points, decorative coving to ceiling, a central heating radiator and is double glazed.

Dining Kitchen

In what would be the real hub of the home, ideal for entertaining or a growing family the kitchen area has a modern range of wall and base units with quartz worksurfaces incorporating a pot Belfast sink unit with mixer tap. A full range of appliances include the five burner gas hob with extractor hood, electric oven, microwave, integral washing machine and dryer, plus integral dishwasher. There is space for a fridge freezer, a breakfast bar, and the room

has inset ceiling lighting and opens into the dining area that is double glazed to two aspects plus the velux and a central heating radiator.

Shower Room

White low flush w/c and vanity style hand washbasin with tiled surrounds and floor covering, inset ceiling lighting, extractor and double glazed obscure window.

First Floor Bedroom One

A double bedroom with inset ceiling lighting, bedside reading lights, central heating radiator and double glazed to front aspect showcasing the fabulous outlook.

Bedroom Two

Again of double proportions with the double glazed window boasting the splendid outlook.

Bedroom Three

Central heating radiator and double glazed window to rear aspect.

Bathroom

Modern white suite comprising of low flush w/c, contemporary style hand washbasin and roll top bath with chrome effect telephone style attachment. There is a double shower cubicle and the room has part panelled surrounds, a tiled floor covering, inset ceiling lighting, chrome effect heated rail ladder and double glazed obscure window.

External

There are low maintenance gardens to both front and rear garden, with the rear also having an elevated area with artificial turf. The outbuilding could potentially be converted into a home office



with the necessary consents. There is a driveway providing off street parking.



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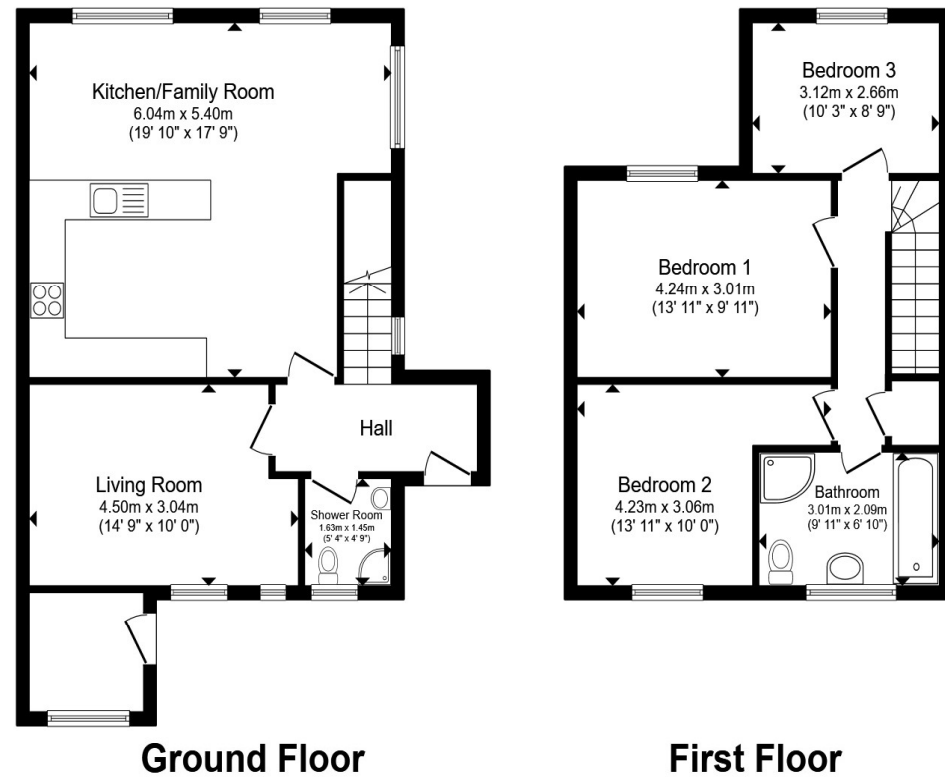
- Extended Semi Detached House
- Three Bedroom Accommodation
- Low Maintenance Gardens
- Off Street Parking
- Ideal For Young Family/Couple

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

£260,000

directions to this property:

Leave Holmfirth via Huddersfield Road and take your first left onto New Road. Turn left onto Netherfield Ave and then Right onto Leas Avenue at the top of Leas Ave turn onto the Lane that will lead you to the back of Broomy Lea Lane and park outside of number 1.



Total floor area 102.0 m² (1,098 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:
HMF108728 - 0006

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