



Dobb Top Road, Holmbridge Holmfirth HD9 2PQ

welcome to

Dobb Top Road, Holmbridge Holmfirth

GUIDE PRICE £375,000-£400,000DELIGHTFUL DOBB TOP COTTAGE BRIMMING WITH CHARACTER AND AFFORDING THREE BEDROOM ACCOMMODATION WITH EXTENSIVE GARDENS, PARKING AND GARAGE LOCATED IN THE HOLME VALLEY VILLAGE OF HOLMBRIDGE

Summary

A rare opportunity has arisen to purchase this end terraced cottage that boasts three bedroom accommodation simply bursting with character. Located away from the main thoroughfare the property briefly comprises: entrance lobby, lounge/ dining room, stylish kitchen, utility room, three first floor double bedrooms and a useful attic room along with the house bathroom. Further enhanced externally by the simply delightful gardens the property has off street parking and a garage plus additional storage garage. Located within the popular village of Holmbridge the property is in the catchment for well regarded schooling and has ease of access to local amenities and major routes for the commuter.

Accommodation

Entrance Lobby

An ideal shoes off area with door leading to:

Lounge/Dining Room

17' 1" max x 16' 3" (5.21m max x 4.95m)

A generously proportioned room with ample space for seating and dining furniture. The focal point of the room is the gas log effect fire set to feature stone surround with TV standing. There are beams to ceiling, various wall light points, a staircase ascends to the first floor and has a spindle balustrade, a central heating radiator and the room has double glazed mullion windows to front aspect with window shutters.

Breakfast Kitchen

11' 6" x 7' 7" (3.51m x 2.31m)

Fitted with a modern range of wall and base units with complementary worksurfaces incorporating a ceramic one and a half bowl sink and drainer unit with mixer tap. Appliances include the electric hob

with extractor, electric oven and integral dishwasher whilst the room has a laminate floor covering, inset ceiling lighting, tiled surrounds and a central heating radiator. The room is double glazed to side aspect with a door leading to the side of the property.

Utility/Pantry

Fitted with base unit and complementary worksurface the room has plumbing for a washing machine, space for a tumble dryer and space for the fridge freezer. There is a continuation of the floor covering, inset ceiling lighting, tiled surrounds and additional fitted shelving ideal for pantry use.

First Floor

Bedroom One

13' 8" x 8' 7" (4.17m x 2.62m)

The principle double bedroom has a decorative dado rail and cornice and ceiling rose. There is a central heating radiator and the room is double glazed to front aspect with window shutters.

Bedroom Two

12' 7" x 9' (3.84m x 2.74m)

The second double room has a bulkhead storage cupboard, radiator and is double glazed to front aspect with window shutters.

Bedroom Three

10' 2" x 8' 3" (3.10m x 2.51m)

Also of double proportions the third bedroom has a central heating radiator and a high level double glazed window providing natural light into the room.

House Bathroom

10' 6" x 7' 2" (3.20m x 2.18m)

Fitted with an attractive white suite comprising of





low flush w/c, pedestal hand washbasin and roll top double ended bath. There is a double shower cubicle with rainfall unit and attachment whilst the room is complemented by inset ceiling lighting, a laminate floor covering and double glazed obscure window. The bathroom also houses the central heating boiler.

Attic Room

A room that could act as a home office, playroom or simply additional storage having velux roof window, vaulted beamed ceiling, radiator and a laminate floor covering.

External

To the side of the property just outside the kitchen is an enclosed paved seating area ideal for relaxing and boasting a good degree of privacy. This leads to the rear of the storage garage. A delightful walk way with a vast array of plants and shrubs leads to the garage and parking area and the mainly lawned garden area again with mature shrubbery and the added bonus of a garden dome, ideal for entertaining or dining al fresco.



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welcome to

Dobb Top Road, Holmbridge Holmfirth

- ***GUIDE PRICE £375,000-£400,000***
- Character Cottage
- Three Bedroom Accommodation
- Generous Gardens
- Garage/Parking

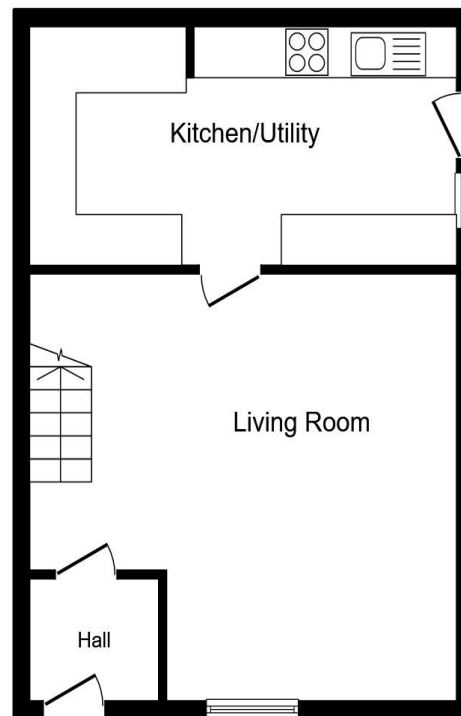
Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

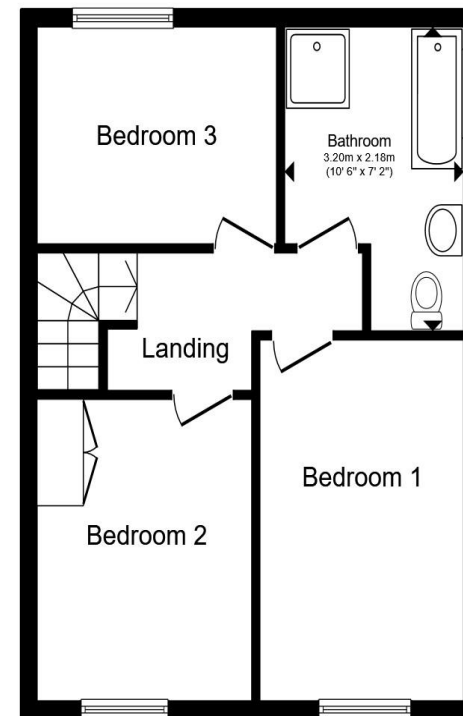
£375,000

directions to this property:

Leave Holmfirth via Woodhead Road and follow this into the village of Hinchliffe Mill. Turn left onto Dobb Lane opposite the Londis shop, follow the road round and then bear right on Dobb Top Rd where the property can be found on the left hand side.



Ground Floor



First Floor

Total floor area 87.6 m² (943 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:
HMF108738 - 0006

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