



Prospect Place, Holmfirth HD9 2SU

welcome to

Prospect Place, Holmfirth

ATTRACTIVE THREE BED MID-TERRACE NEAR HOLMFIRTH CENTRE WITH STUNNING VALLEY VIEWS. GARDENS FRONT & REAR, NO CHAIN, CLOSE TO AMENITIES, CAFES & TRANSPORT LINKS.

Summary

Situated just a short walk from the centre of the ever-popular Holmfirth this attractive stone-built three bedroom mid-terraced property offers well-presented accommodation with delightful elevated views across the valley.

The property enjoys a sought-after position, combining convenient access to local amenities, cafes, restaurants and transport links, with a pleasant tucked-away feel and outlook over Holmfirth.

Internally, the accommodation is arranged over two floors and briefly comprises a welcoming lounge, a well-proportioned dining kitchen, and three bedrooms to the first floor, along with a family bathroom. The home retains a wealth of character typical of its period, with the potential for a purchaser to enhance and personalise to their own taste if desired.

Externally, the property benefits from gardens to both the front and rear. The front garden provides an attractive approach and a pleasant seating area, while the rear garden offers a private outdoor space ideal for relaxing or entertaining.

The property is offered for sale with no vendor chain, ensuring a straightforward purchase for the right buyer.

Accommodation

Entrance Hall

Upon entry there is a central heating radiator and staircase ascending to the first floor.

Living Room

14' 6" x 13' (4.42m x 3.96m)

The spacious living room is located to the front of the property and has a living flame electric fire (Gas supply is available) as it's focal point with an Adams style surround. There is decorative coving to the

ceiling and double glazed window to front aspect affording a good deal of natural light into the room.

Dining Kitchen

16' x 8' (4.88m x 2.44m)

With ample space for dining furniture the kitchen has fitted wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap and complementary tiled surrounds. There is a cooker point and plumbing for a washing machine whilst the room has a parquet style floor coving, a central heating radiator, double glazed window to rear aspect and door leading out into the garden.

Cellar

A sizeable area providing a fabulous amount of storage space.

First Floor Bedroom One

12' x 10' 6" (3.66m x 3.20m)

A generous double room with a central heating radiator and the double glazed window to front aspect affording delightful views over Holmfirth centre.

Bedroom Two

11' 5" max x 10' 7" (3.48m max x 3.23m)

The second bedroom is also of generous proportions with a cupboard housing the central heating boiler. There is a central heating radiator and is double glazed window to rear aspect.

Bedroom Three

8' 2" x 6' 10" (2.49m x 2.08m)

The final bedroom again boasts the outlook and is double glazed to front aspect with a central heating radiator.





House Bathroom

Modern white suite comprising low level w/c, vanity style hand washbasin and panelled bath with overhead shower and screen. There are tiled surrounds, a vinyl floor covering, radiator and double glazed obscure window.

External

The property is approached via steps to the front and there are established plants and shrubs. The rear gardens are predominantly laid to lawn and afford a good degree of privacy.



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Prospect Place, Holmfirth

- Mid Terraced Residence
- Three Bedroom Accommodation
- Gardens
- Elevated Position
- No Vendor Chain

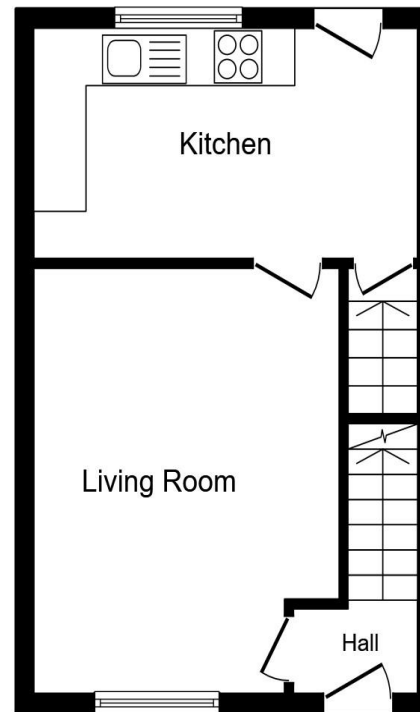
Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

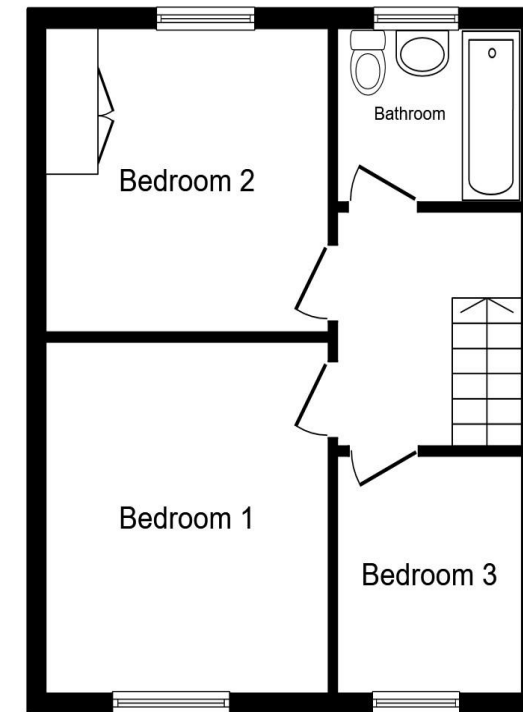
£240,000

directions to this property:

Leave the centre of Holmfirth via Rotcher Rd, then bear right onto Cemetery Rd. The property can be found on the left hand side.



Ground Floor



First Floor

Total floor area 68.8 m² (740 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:
HMF108937 - 0003

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