



## 2 Smithy Lane, Holmbridge, Holmfirth

An attractively presented stone inner terraced cottage situated in this popular village location. The cottage has a gas central heating system, Upvc double glazing and modern fittings. It comprises: entrance area, large open plan living room and kitchen, 2 double bedrooms, study / nursery bedroom and a bathroom. There is an enclosed seating/yard area to the front and terraced garden to the rear from which to enjoy the views of the surrounding area. For sale with vacant possession and no vendor chain.

## Accommodation:-

### Ground Floor

The ground floor of the property features is entered through a uPVC entrance door. The entrance area is open plan to the lounge and features exposed stonework to one wall and a staircase to the first floor.



### **Living Room**                      **18' x 18' overall**

The living area features a window to the front enjoying the views, laminated flooring and a central heating radiator.



The kitchen area features a range of modern base units and wall cupboards with laminated work surfaces, built in oven, 4-ring electric hob, plumbing for automatic washing machine and stainless steel sink unit with mixer tap. There is a matching breakfast bar, useful walk in store / pantry and a further under stairs store area.

### **First Floor**

The stairs lead to the first floor landing area.



### **Bedroom 1**                      **11'2" x 8'2"**

With Upvc French style patio doors giving access to the rear garden, folding shutters and central heating radiator.







**Bedroom 2** 10'8" x 9'5"

With window to the front enjoying the views, central heating radiator.

**Nursery Bedroom 3** 7'1" x 5'5"

With window to the front elevation, gas central heating boiler, central heating radiator.



**Bathroom**

With 3 piece suite in white comprising low flush w.c., pedestal wash basin and panel bath, partly tiled walls, Mira sport electric shower unit over the bath, central heating radiator.



**Outside**

There is a small enclosed yard/seating area to the front and terraced garden area to the rear incorporating patio, seating and lawn areas.



**Viewing**

By arrangements with William Sykes & Son  
Tel: (01484) 68354

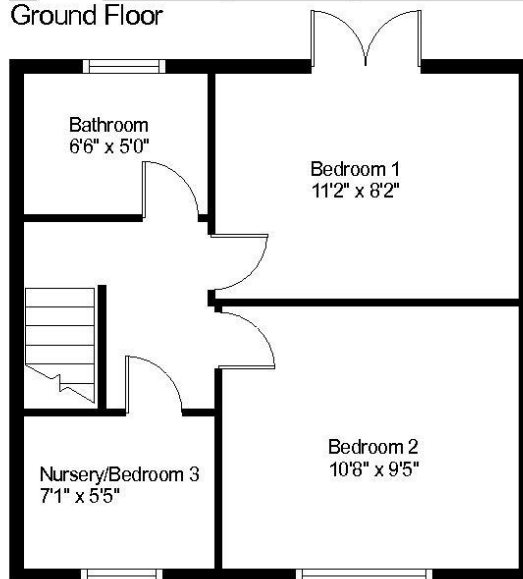
**Directions**

Take the A6024 Woodhead Road out of Holmfirth for approximately 1 ½ miles. In the village of Holmbridge continue past the church and cricket field and turn next left onto Bank Lane. Turn left again onto Smithy Lane and the property will be found on the right hand side.

2 Smithy Lane  
Holmbridge



Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.  
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.  
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