Wm Sykes & SON EST. 1866

Offers in the region of
£155,000

233 Woodhead Road, Holmbridge

An appealing semi-detached period cottage with 2 bedrooms located in the popular village of Holmbridge. With two good sized bedrooms the cottage boats mullion windows and exposed beams with a small cottage garden to the front. The accommodation briefly comprises: dining kitchen, lounge, cellar, two bedrooms and bathroom. With useful outside store the property the property has gas fired central heating and double-glazed windows. With obvious appeal to first time buyers, those downsizing or buy to let investors. The property is offered for sale with no upper chain and is keenly priced.

Holmfirth
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Holmfirth HD9 3JH
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Slaithwaite
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Accommodation

GROUND FLOOR

Dining Kitchen **12'6" x 11'4"**

A good sized welcoming room with units to the high and low level, 1 ½ bow sink unit, plumbing for an automatic washing machine and there is exposed timber around the chimney breast which is home to the range cooker. The room has double glazed mullion windows giving a rear aspect. Access from here to the cellar and the stairs.

Cellar **11' x 8'8"**

Useful storage space.

Lounge **11'5" x 8'9"**

Located to the front of the property with the room having beam to ceiling, wall light points, two central heating radiators and double-glazed window to front aspect.

FIRST FLOOR

Landing

Timber floor and a central heating radiator.

Bedroom 1 **11'3" x 8'9"**

This double room has a double-glazed window to front aspect.

Bedroom 2 **16'7" x 8'3" overall max**

A second room of double proportions with bulkhead storage cupboard, central heating radiator and double-glazed mullion windows to rear aspect.

Bedroom 2

Bathroom **7'2" x 5'**

White low flush w/c, pedestal hand washbasin and panelled bath with overhead shower unit. There are complementary tile surrounds, expose timber floorboards, central heating radiator and double-glazed obscure window.

OUTSIDE

There is a paved area ideal for pots and planters, useful outbuilding for storage and on street parking.

Additional Information

The property is Freehold. Energy 57 (Band D). Council tax band A. Our online checks show that Superfast Fibre Broadband (Fibre to the Cabinet FTTC) is available, and mobile coverage is predicted to be good outdoor with a range of suppliers.

Viewing

By appointment with Wm Sykes & Son.

Location

Leave Holmfirth centre on the Woodhead Road for approximately one and a half miles into Holmbridge centre with the cricket pitch on your right and church on the left. Just after the turning on the left onto Bank Lane the property is on the lefthand side.

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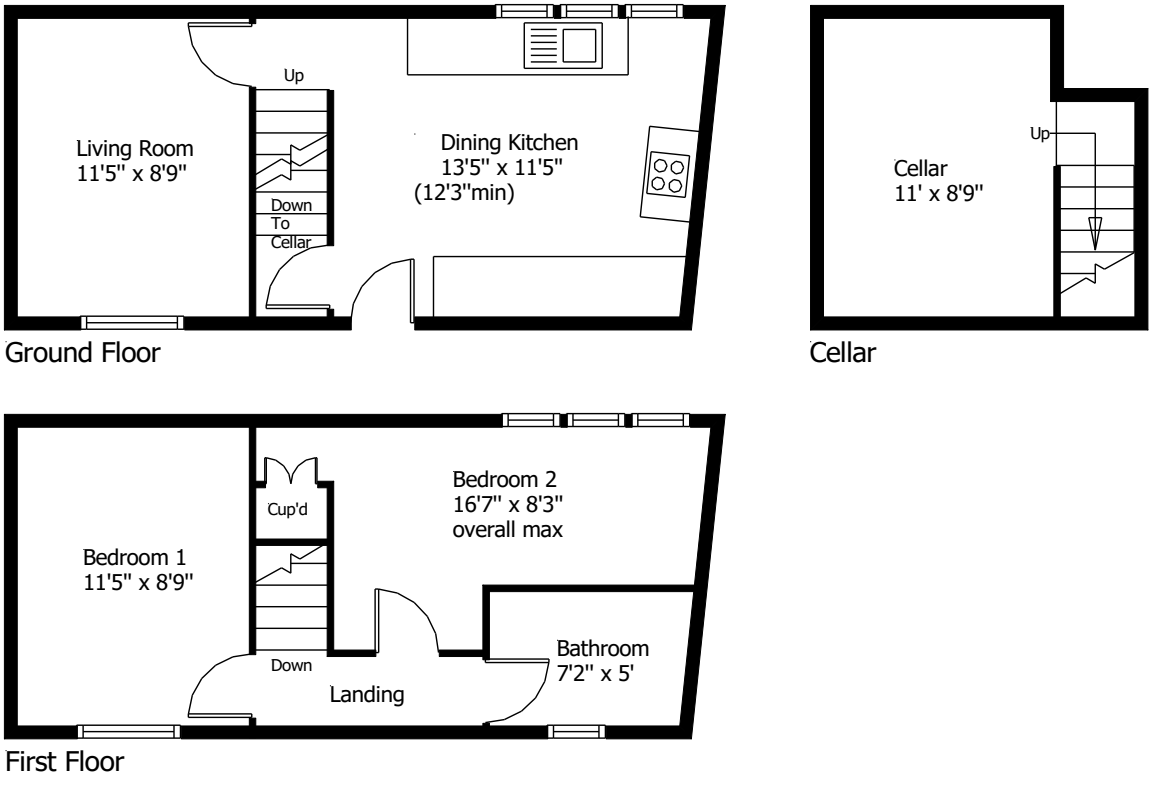

This floor plan is for illustrative purposes only and may not be to scale.
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