



8 Fairfields Road, Hinchliffe Mill

This attractively presented end terraced house enjoys a choice position, set away from the main road in the village of Hinchliffe Mill and enjoys pleasant views over the rooftops to the front. The accommodation comprises: entrance hall, lounge, dining kitchen, 3 bedrooms and bathroom. The property is well presented throughout and features a gas central heating system, uPVC double glazing and modern fittings. Externally, there is parking for 2 cars and enclosed garden to the front. To the rear is an open yard area (with access to the other properties within the row) and raised garden area beyond.

Holmfirth

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Slaithwaite

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Accommodation:

GROUND FLOOR

Entrance Hall

With front entrance door, central heating radiator and staircase to the first floor.



Lounge

With window to the front enjoying the views, chimney breast with log burning stove and stone hearth, laminated wood flooring and central heating radiator.

14'10" x 13'11"



Dining Kitchen

Fitted with a range of base units and wall cupboards with laminated worksurfaces, 1 1/2 bowl stainless steel sink unit, free standing cooker, laminated wood flooring, window to the rear, central heating radiator and recessed cupboard under the stairs with plumbing for automatic washing machine.

18' x 7'10"

FIRST FLOOR

Landing

With obscure glazed window to the side.



Bedroom 3 8'9" x 8'9"

A generous single bedroom with window to the front enjoying the views, laminated flooring and central heating radiator.



Bedroom 1 11'7" x 10'2"

A double bedroom with window to the rear laminated flooring, built in storage cupboard and central heating radiator.



Bathroom 6'1" x 5'10"

With modern three piece suite in white comprising low flush wc and washbasin set into a vanity unit and bath with shower over, fully tiled walls and central heating radiator.



Bedroom 2 11'10" x 8'10"

Another double bedroom with window to the front enjoying the views, laminated flooring and central heating radiator.

OUTSIDE



To the front of the house there are 2 off road parking spaces. Steps and a path lead up to the house with access at the front and rear. In front of the house is an enclosed paved garden area with further garden area below.



Rear Garden

At the rear of the house is an open yard area surfaced in tarmac with access to the adjacent properties. Above here is a further garden with border and lawn.

Additional information

The property is Freehold; Energy rating 66 (Band D). Council tax band B.

Our online checks show that Fibre to the Cabinet (FTTC) broadband is available and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

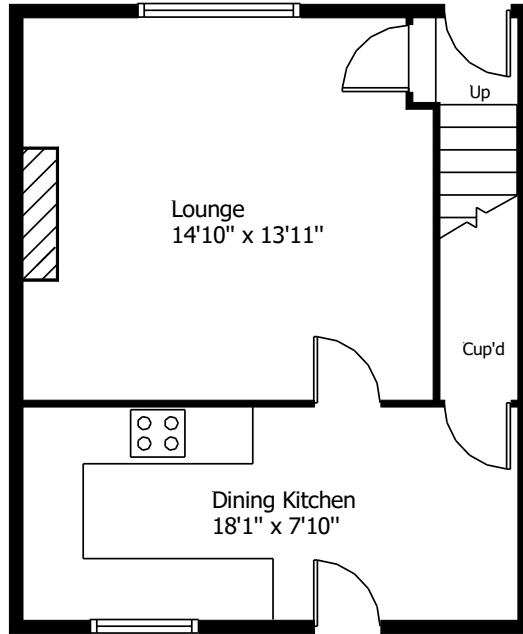
Viewing

By appointment with Wm Sykes & Son.

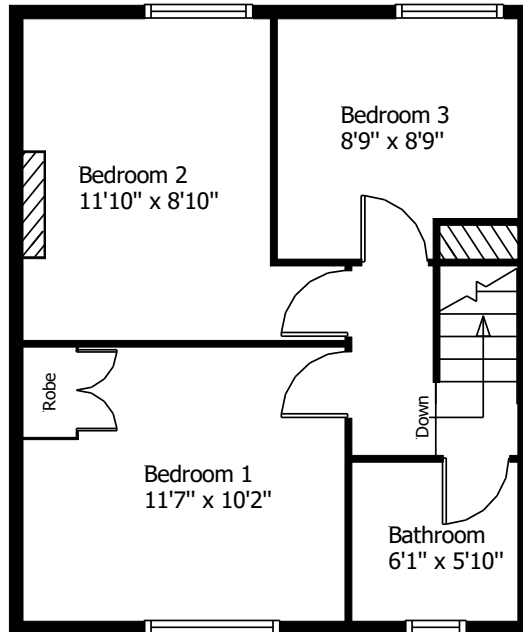
Location

From the centre of Holmfirth take the A6024 Woodhead Road out towards Holmbridge for approximately 1 mile. Turn right onto Shaw Lane, then immediately left onto Fairfields Road. The property will be found on the right.

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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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