



29 Cliff Road, Holmfirth

This unique end of terrace cottage offers accommodation that is larger than first expected. It occupies a superb elevated location above Holmfirth with far reaching views over the town and beyond. The accommodation comprises: entrance porch, hall, lounge, kitchen, landing, 2 first floor bedrooms and a bathroom. Within the side extension there is a studio, with south-west facing balcony overlooking the valley, and a downstairs double bedroom. It benefits from a gas central heating system and double glazed windows alongside original character features including mullioned windows, beams and a stone fireplace with log burner in the lounge. The extension has a more modern feel and has been designed to take advantage of the views. We anticipate that buyers will look to carry out some further refurbishment to their own tastes. Externally the property has the benefit of a single parking space, decked seating area and 2 wooden sheds opposite. It also owns a one third share of the adjacent garden area. The property adjoins green belt land but there are no gardens to the side and rear of the building.

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Accommodation:

GROUND FLOOR

Entrance Porch

There is an open entrance porch to the front of the cottage with door leading into the hall.

Hall

This spans across the front of the cottage and features a staircase to the first floor and door into the lounge. It is also open to the kitchen and side extension.



Lounge

18' x 13'3"

A large lounge which features a bank of mullioned windows to the rear enjoying the views, chimney breast with stone fireplace and log burning stove, exposed beams to the ceiling and 2 central heating radiators. A door under the stairs leads to the cellar area.



Kitchen 8' x 7'2"

Fitted with a good range of base units and wall cupboards with laminated worksurfaces, 1 1/2 bowl stainless steel sink with mixer tap, integrated oven, 4 ring gas hob with extractor, spaces for fridge and freezer, tiled splashbacks, inset spotlights to the ceiling and window to the side.



Lobby



Lobby

The hallway opens into a lobby area, with large picture window and patio doors leading into a fully enclosed courtyard, which catches the morning sun. Stairs lead to the upper and lower floors of the extension. A tall high level window sits above the stairs.

UPPER FLOOR



Studio 14'10" x 13'7"

A light, airy and flexible living space which could meet a variety of uses. Featuring a high angled ceiling, Velux rooflight, glazed double doors to a rear balcony, looking up the valley, further windows to the side, wooden hardwood flooring and central heating radiator.

LOWER FLOOR

Lobby Area

With central heating boiler and door into the downstairs bedroom.



Bedroom 2 14'6" x 13'7"

A double bedroom with windows to the side and rear enjoying the views, built in cupboard under the stairs and a central heating radiator. Note that drain pipes have been run into this room if a future owner wishes to install shower facilities.

FIRST FLOOR

Landing

With central heating radiator.



Bedroom 1 16'5" x 9'9" overall

Another double bedroom with windows to the front and rear enjoying the views, chimney breast with painted stonework fireplace and central heating radiator.



Bedroom 3 9'7" x 8'3"

With windows to the rear enjoying the views, central heating radiator.



Bathroom 5'9" x 3'7" plus 5'11" x 2'6"

With low flush wc wall hung washbasin and a range of storage, shelving and a heated towel rail. The bath sits within the extension and features tiling around, high level apex windows over and a further window to the side.



OUTSIDE

In front of the house there is a parking space for 1 vehicle, seating area and two wooden sheds. The path running down the right side of this area provides access to the other properties along the terrace and a public footpath down into the town. There is a small courtyard area outside the front door, with adjacent log store. A larger secluded courtyard can be accessed from the lobby area of the extension.

Note

There are no gardens to the side or rear of the house. The land that adjoins the property is privately owned and not within our client's title.

Additional Information

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

Viewing

By appointment with Wm Sykes & Son.

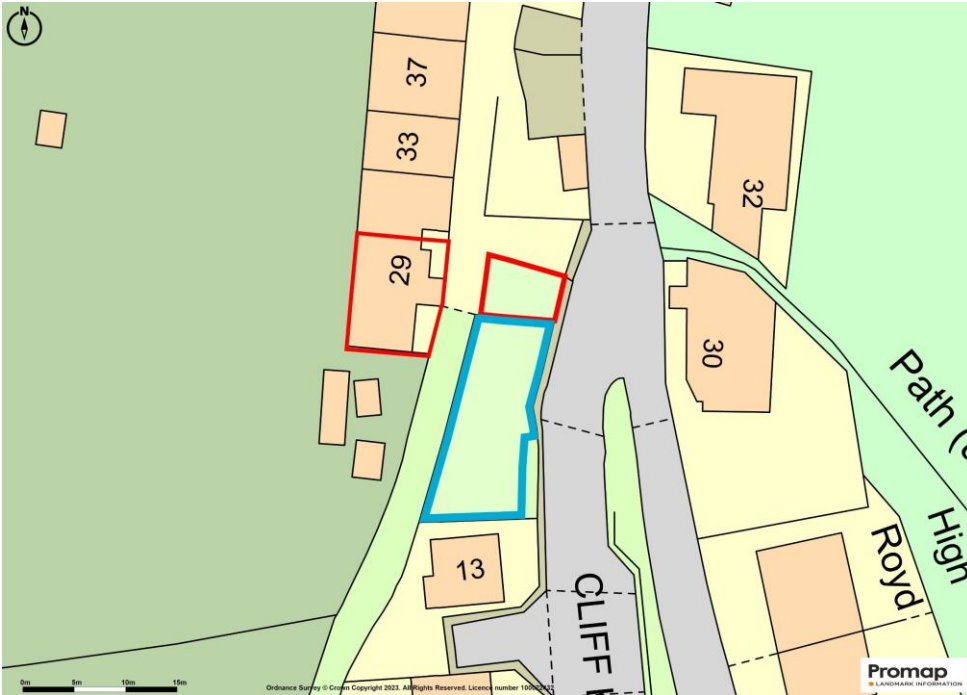
Location

Head out of Holmfirth on the A616 Station Road towards New Mill. Turn right up Town End Road after approximately half a mile and the property will be found on the left hand side. Follow this road up the hill towards Wooldale, then double back onto Cliff Road. Continue along Cliff Road and the property will be found on the right hand side at the end of the row of cottages which are next to Cliff Hill Court.



Shared Garden

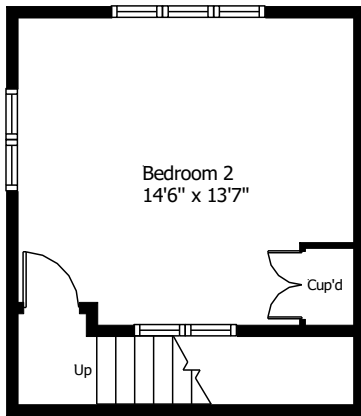
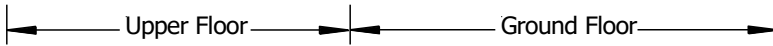
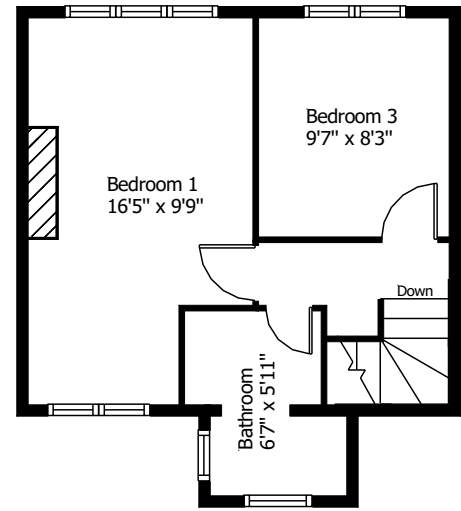
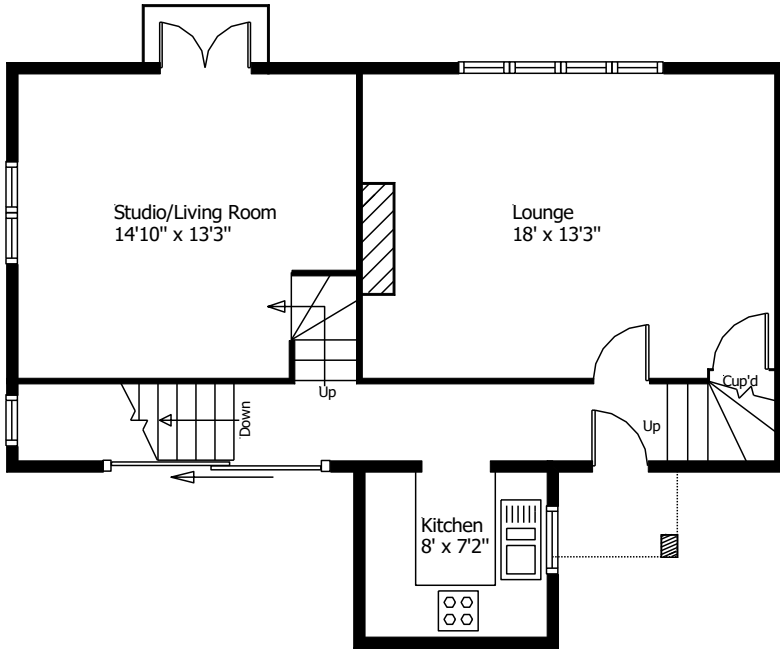
To the side of the parking area is a further shared garden which was purchased jointly by our client, the adjacent cottage and another house across the road. The garden is lawned with a dry stone wall surround.



Plan

See attached plan for boundaries. The land owned exclusively by 29 is outlined in Red. The shared garden is outlined in blue.

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