



34 Holme Bank Mews, Brockholes

This impressive detached house occupies a popular residential setting and must be viewed internally to fully appreciate its well presented modern interior. It has been much improved by the present owners including a tasteful extension to the rear and upgrading of the fixtures and fittings. The accommodation comprises: entrance porch, lounge, dining kitchen, garden room, downstairs wc, landing, 3 bedrooms and shower room. There is a gas central heating system, uPVC double glazing and good quality fittings throughout. Externally, there is a parking area to the front of the house and an enclosed low maintenance garden to the rear.

Holmfirth

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Accommodation

GROUND FLOOR

Entrance Porch

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



Lounge 13' x 13'

With window to the front, feature stone fireplace with wooden mantel and log burning stove, LVT flooring, central heating radiator.



Dining Kitchen

16'2" x 11'2"

Fitted with an excellent range of modern base units and wall cupboards with laminated worksurfaces, 1 1/2 bowl sink unit with mixer tap, integrated oven, fridge freezer, wine cooler, plumbing for washing machine, island unit with overhanging breakfast bar, induction hob with inbuilt extractor, central heating boiler, tall column radiator and window to the rear.



Garden Room 7'10" x 7'

Within the single storey rear extension, featuring glazed double doors to the rear, velux rooflight to the ceiling and tall column radiator.



Downstairs WC

With low flush wc, vanity washbasin, partly tiled walls, heated towel rail obscure glazed window and extractor.

FIRST FLOOR



Landing

With loft access hatch.



Bedroom 1 12'8" x 11'2" max

A double bedroom with window to the front, central heating radiator and recessed wardrobes with sliding doors.

34 Holme Bank Mews, Brockholes, Holmfirth, HD9 7EA



Bedroom 2 9'6" x 9'2"

Another double bedroom with window to the rear and central heating radiator.



Bedroom 3 9'6" x 6'8"

A single bedroom with window to the rear and central heating radiator.



Shower Room

With low flush wc, vanity washbasin and shower enclosure, fully tiled walls, obscure glazed window to the side and heated towel rail.



OUTSIDE

There is a block paved parking area to the front of the house.



Rear Garden

To the rear of the house is a pleasant enclosed garden which is paved for easy maintenance.

Additional Information

The property is Freehold, Energy rating 69 (Band C), Council tax band D.

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

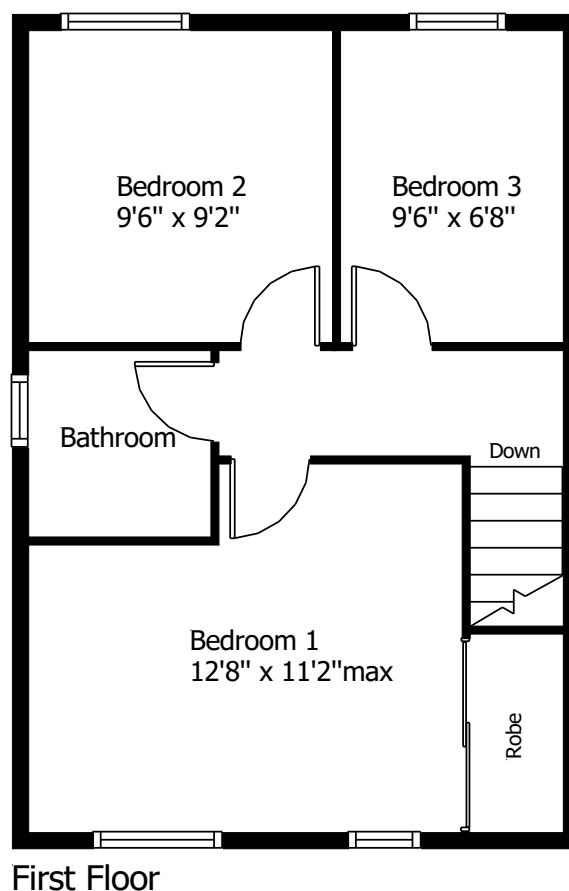
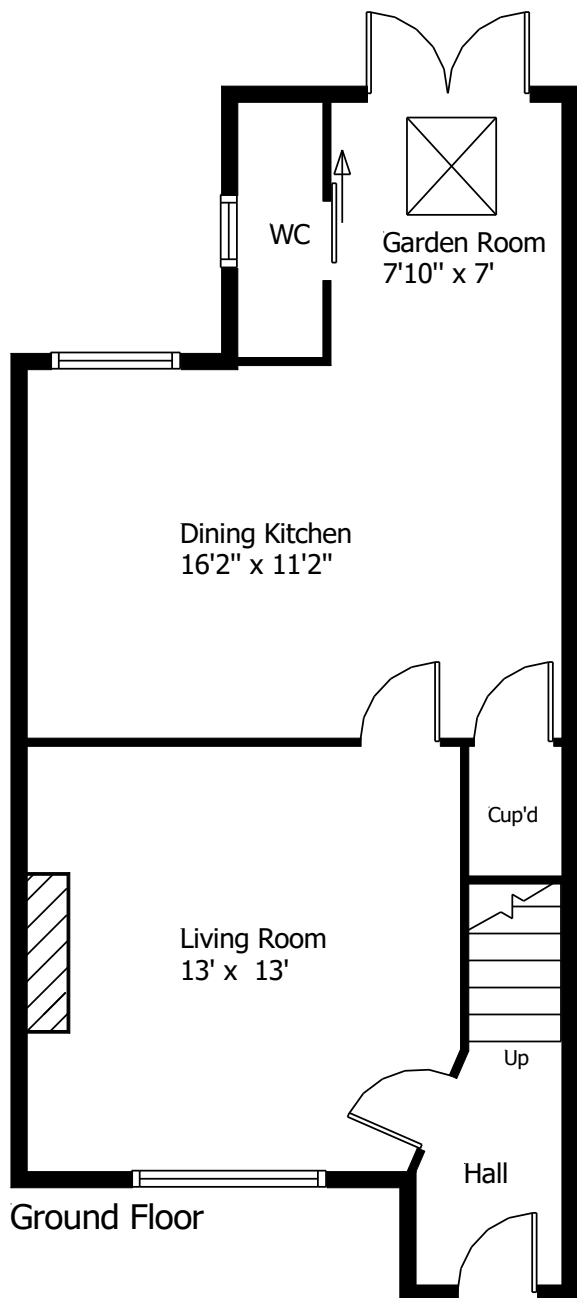
Viewing

By Appointment with Wm Sykes & Son.

Location

Follow the A616 New Mill Road through Brockholes towards Honley. Turn left onto Smithy Place Lane and then first left onto Holmebank Mews. The property will be found within a small courtyard on the right hand side.

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