



80D Woodhead Road, Holmfirth

Occupying a tucked away position off Woodhead Road within a small development of 4 properties, this stone built detached house offers flexible accommodation over 3 stories. It comprises: breakfast kitchen, sitting / dining room, utility, landing, lounge, separate wc, 4 bedrooms and bathroom. It has a gas central heating system, uPVC double glazed windows and modern fittings but we anticipate that buyers may look to carry out some cosmetic improvements to their own tastes. Externally, there is a tarmac courtyard area in front of the house, parking on the shared driveway and a garden area to the rear over 2 levels.

Holmfirth

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Accommodation

GROUND FLOOR



Dining Kitchen

Fitted with a good range of modern base units and wall cupboards with laminated worksurfaces, integrated double oven, 4 ring gas hob with extractor over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, built in breakfast bar, windows and door to the front, central heating radiator.

15'11" x 10'2"



Utility

With built in base units, plumbing for washing machine and central heating boiler.

8'1" x 4'2"

Lobby

A lobby area of the kitchen features stairs to the first floor and a central heating radiator.



Dining / Sitting Room

14'8" x 8'1"

A flexible reception room that has been used by our client as a workshop / studio space. With windows to the front and central heating radiator.



FIRST FLOOR



Landing

With door to rear garden and stairs to the first floor with tall window over.



Lounge

19' x 9'10"

Double doors from the landing lead to the lounge which features 2 sets of windows to the front enjoying views over rooftops, feature fireplace with living flame gas fire and 2 central heating radiators.



Bedroom 4 **8'11" x 8'3"**
With windows to the rear and central heating radiator.



Bedroom 1 **10'7" x 9'**
With windows to the front enjoying the views, central heating radiator.



WC **4'3" x 4'2" overall**
With low flush wc, hand washbasin, obscure glazed window to the side, extractor and central heating radiator.

SECOND FLOOR



Landing
With central heating radiator.



Bedroom 2 **10' x 8'4"**
With window to the rear, central heating radiator.



Bedroom 3 11' x 8'

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



Bathroom 7'10" x 5'4"

With low flush wc, vanity washbasin and bath with shower and glazed screen over, fully tiled walls, tiled floor heated towel rail, obscure glazed window to the rear and extractor.

OUTSIDE



There is a tarmac courtyard area at the front of the house. Steps to the side lead up to a level paved garden area at first floor level. There is a further uncultivated garden area beyond which is accessible by a steel staircase shared with the next door property.

Additional Information

The property is Freehold. Energy rating 69 (Band C). Council tax band D. Our online checks show that Superfast Fibre (Fibre to the Cabinet FTTC) is available and could be installed, mobile coverage at the property is offered by several providers.



Parking

There are parking rights on the shared driveway.

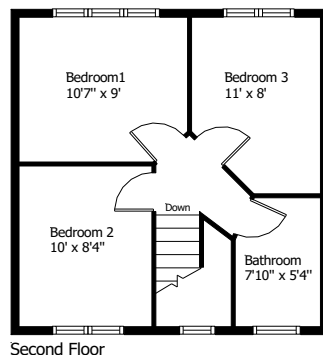
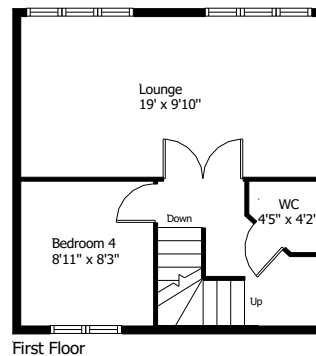
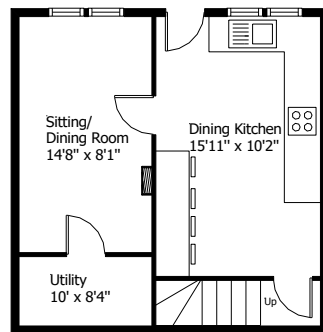
Viewing

By appointment with Wm Sykes & Son.

Location

From the centre of Holmfirth follow the A6024 Woodhead Road towards Hinchliffe Mill. The property will be found on the right hand side after approximately 1 mile, down a driveway just before Bryndlee Court.

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