



26 Cliff Road, Holmfirth

A substantial stone-built end terraced cottage enjoying wonderful views over Holmfirth whilst benefiting from gardens, parking and a double garage. The property is well presented internally and comprises: entrance porch, dining kitchen, lounge, landing, 3 bedrooms and a superb house bathroom. It benefits from a gas central heating system and double-glazed windows with a modern neutral finish that is a blank canvas for the next owner. Externally, there is a generous parking area in front along with a double garage, steps up to the paved front garden, and further gardens to the side and rear of the building. An approved planning application to build an additional dwelling to the side has now lapsed, but we feel that there is further scope to extend the existing dwelling subject to the necessary consents being approved.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

GROUND FLOOR

Entrance Porch

An extension to the front of the house with wooden entrance door and windows to the front.



Dining Kitchen





Dining Kitchen 16'4" x 15' overall

A door from the porch leads into the entrance area which in turn opens into the kitchen. There are stone stairs from here leading to the first floor landing. The kitchen area features a window to the front enjoying the views, feature stone fireplace with free standing cooker, and a good range of fitted base units and wall cupboards with laminated worksurfaces, sink unit and free-standing white goods which are to be included within the sale. There is also a tiled floor and central heating radiator.



Lounge 16' x 14'10"

A large living room which features 2 windows to the front enjoying the views, laminated flooring, chimney breast with feature stone fireplace and hearth, central heating radiator.

FIRST FLOOR



Landing

With laminated flooring and glazed door to the rear garden.



Lounge



Bedroom 1



Bedroom 1 **16' x 14'10"**
A good sized double bedroom with 2 windows to the front enjoying the views, laminated flooring and central heating radiator.



Bedroom 3 **11'10" x 6'1"**
A large single bedroom with window to the rear and radiator.



Bedroom 2 **8'3" x 10'9" (12'1" max)**
Another double bedroom with window to the front enjoying the views, central heating radiator.



Bedroom 3



Bathroom **12'1" x 6'3"**
With modern 4 piece suite in white comprising low flush wc, vanity washbasin, free standing bath and separate walk-in shower enclosure, 2 heated towel rails, inset spotlights to the ceiling and obscure glazed window to the front.



OUTSIDE

To the front of the house there is a tarmac driveway / parking area with steps leading up to the front garden which is predominantly paved and enjoys views to the front. There is a further garden area to the side of the house and rear of the garage, with steps leading up to an additional area at the rear.



OUTSIDE



Garage

17'11" x 16'

With remote controlled roller shutter door to the front, electric light and power supply, personnel door to the side.



Views



OUTSIDE

Additional Information

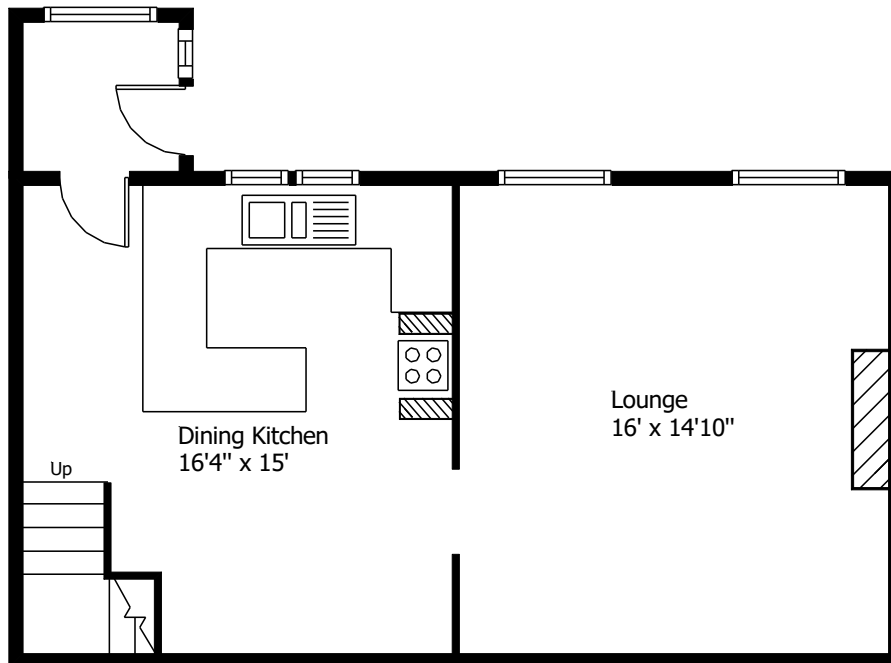
The property is Freehold; Energy rating 63 (Band D); Council tax band B.

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

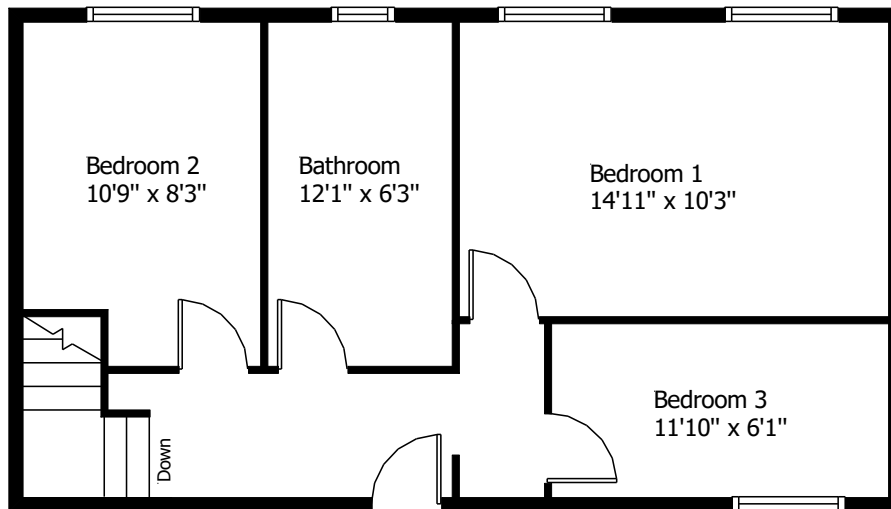
Viewing

By appointment with Wm Sykes & Son.

26 Cliff Road, Holmfirth



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.
No responsibility can be accepted in respect of this information by "Plan-it Design"

© Floor Plan by "Plan-it Design".
Unauthorised reproduction prohibited.
planitdesign2017@gmail.com

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 left hand side, just after and on the opposite side of the road to the entrance to Cliff Hill Court.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk