



45 Upper Bank End Road, Holmfirth

Enjoying a pleasant elevated position, approximately 1 mile from the centre of Holmfirth, this mature stone built semi-detached house offers an ideal project to enhance and improve. It comprises: entrance porch, hall, open plan lounge and dining room, kitchen with large pantry, landing, 3 bedrooms and bathroom. It has uPVC double glazing and gas central heating but would benefit from further updating. Externally, there is a pleasant garden and driveway to the front of the building with a further enclosed garden to the rear. For sale with no chain – viewing is essential.

Holmfirth

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Slaithwaite

Britannia Mill, Britannia Road,
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Accommodation:

GROUND FLOOR

Entrance Porch

With uVPC entrance door, quarry tiled floor and door into the hall.



Hall

A spacious entrance hall with built in cloaks cupboard, staircase to the first floor and central heating radiator.

Lounge / Dining Room 20'11" x 11'

A large open plan living room with dining area at the rear. Featuring windows to the front and rear elevations, chimney breast with feature fireplace and living flame gas fire, 2 central heating radiators.



Kitchen **7'2" x 6'9"**

With window to the rear, door to the side and a range of fitted base units and wall cupboards, integrated oven, ceramic hob with extractor over and plumbing for washing machine.

Store **6'11" x 2'9"**

Off the kitchen is a good sized walk in pantry cupboard.

FIRST FLOOR



Landing

With window to the side.



Bedroom 1 **11' x 10'8"**

A double bedroom with window to the front enjoying the pleasant views, central heating radiator.



Bedroom 2 **10'11" x 10'1"**

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



Bedroom 3 7'6" x 6'11"

With built in bed base incorporating the staircase bulkhead and window to the front.



Shower Room 7'1" x 6'11"

With modern suite comprising low flush wc, pedestal washbasin and walk in shower, fully tiled walls, obscure glazed window to the rear, built in airing cupboard and central heating radiator.



OUTSIDE

To the front of the house there is a lawned garden area with borders and gated driveway leading up the side of the house.



Rear Garden

To the rear of the house is a further enclosed garden with stone wall, lawn and garden shed.



Additional Information

The property is Freehold. Energy rating 67 (Band D). Council tax band C. Our online checks show that Full Fibre Broadband is available and could be installed. Mobile coverage is varied dependent on the supplier.

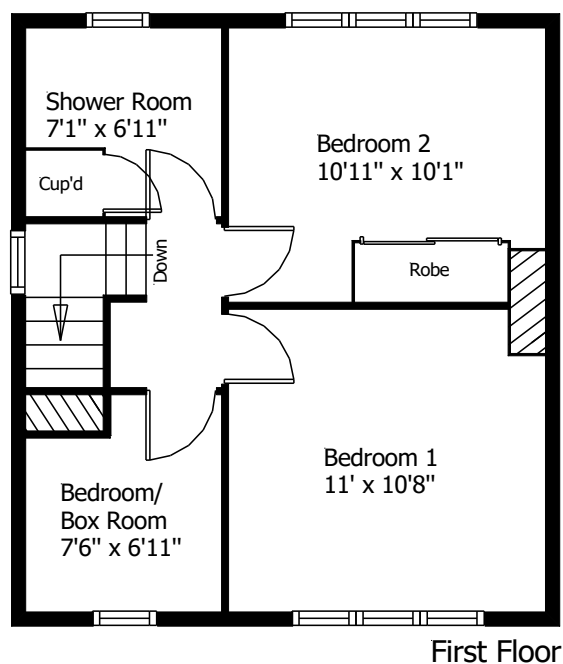
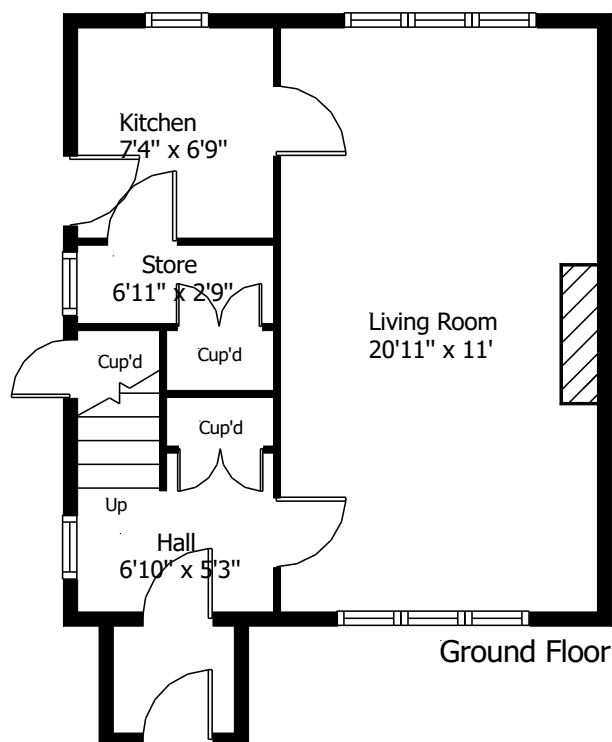
Viewing

By appointment with Wm Sykes & Son.

Location

From the centre of Holmfirth head up Dunford Road (B6106) for approximately 1 mile then double back onto Upper Bank End Road on the left. Continue along the lane and the property will be found on the right.

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