



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

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

With uPVC 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.



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.



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.



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.

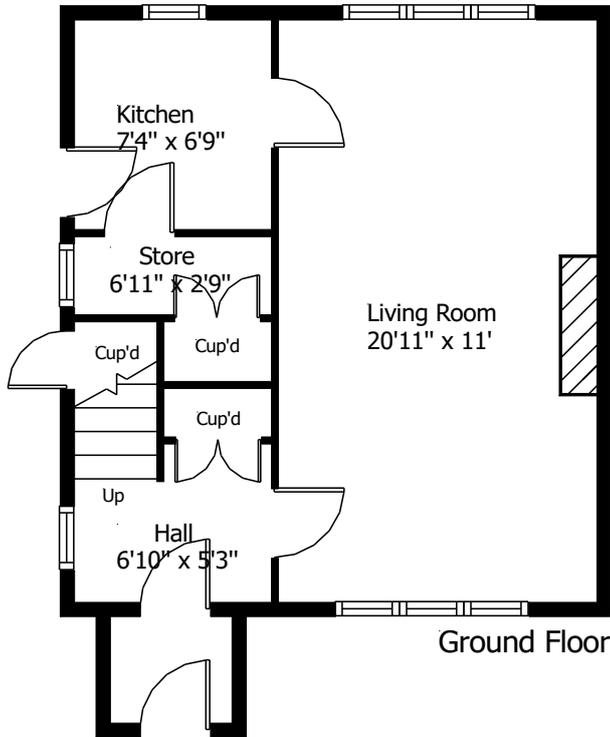
Viewing

By appointment with Wm Sykes & Son.

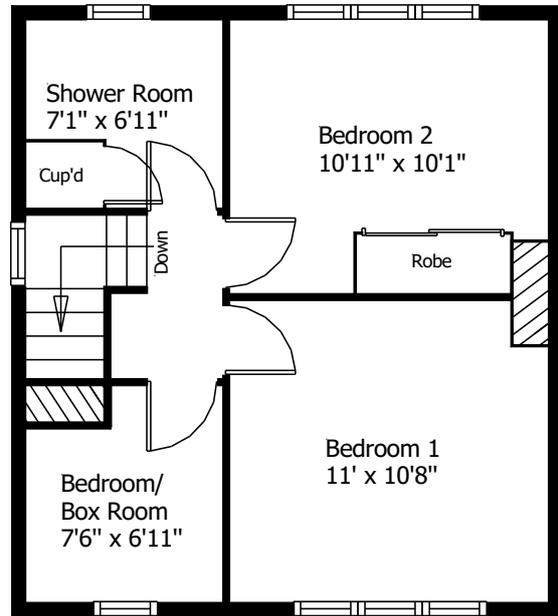
Location

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.

45 Upper Bank End 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

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.