



76b Station Road, Holmfirth

Enjoying an elevated position with wonderful views, yet just a short walk away from the centre of Holmfirth, this impressive mid terraced house must be viewed to be fully appreciated. It offers larger than expected accommodation which would benefit from a scheme of modernisation. This comprises: entrance hall, large lounge, dining room, kitchen, landing, 3 bedrooms, bathroom and wc. It has a gas central heating system, uPVC double glazing and many traditional features but we expect that the next owner will look to modernise to their own tastes. Externally it is located up a set of steps from Station Road where there is a garden area in front of the house. At the rear you will find another steep sloping garden area.

Holmfirth

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Holmfirth HD9 3JH
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Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
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Accommodation:

GROUND FLOOR



Entrance Hall

The property is accessed via a wooden entrance door from the open archway at the side of the house (between this house and next door). The hallway is particularly spacious and features a window to the front, stairs to the first floor with cupboard under and central heating radiator.



Lounge



Lounge

13'1" x 15'2" (17'9" into bay)

With bay window to the front enjoying the views, high ceilings, chimney breast with stone fireplace and living flame effect gas fire, central heating radiator.



Dining Room

14'3" x 11'1"

Another good sized reception room with window to the rear, chimney breast with fitted gas fire and central heating radiator.



Kitchen 8'10" x 7'10"

With window and door to the rear, fitted base units and wall cupboards with laminated worksurfaces, integrated oven, ceramic hob, stainless steel sink unit with mixer tap, plumbing for washing machine.

FIRST FLOOR



Landing

With window to the side, wooden balustrade around the stairs.



Bedroom 1 15'6" x 13'1"

A large double bedroom with window to the front enjoying the views, chimney breast with fitted electric fire and central heating radiator.



Bedroom 2 14'2" x 11'2"

Another good sized double bedroom with window to the rear, fitted wardrobes and drawers, central heating radiator.



Bedroom 3 10'1" x 6'3"

A large single bedroom with window to the front enjoying the views, central heating radiator.

Separate WC

With low flush wc in green and obscure glazed window to the side.



Bathroom 8'5" x 6'

With pedestal washbasin and bath in green, partly tiled walls, built in airing cupboard and obscure glazed window to the side.



OUTSIDE

In front of the house there is a sloping garden area with a set of steps (shared with next door) up to a path which leads to the entrance door.

Rear Garden

At the rear of the building, there is a paved yard area with a further sloping garden and steps up to a further level which overlooks the rooftop of the house and beyond.



Rear Garden



Parking

There is no allocated parking with the house although on street parking is available on Station Road by obtaining a permit from Kirklees Council.



Additional Information

The property is Freehold. Energy rating 50 (Band E) Council tax band B. Our online checks show that Full Fibre Broadband is available and could be installed and mobile phone coverage is good with most suppliers.

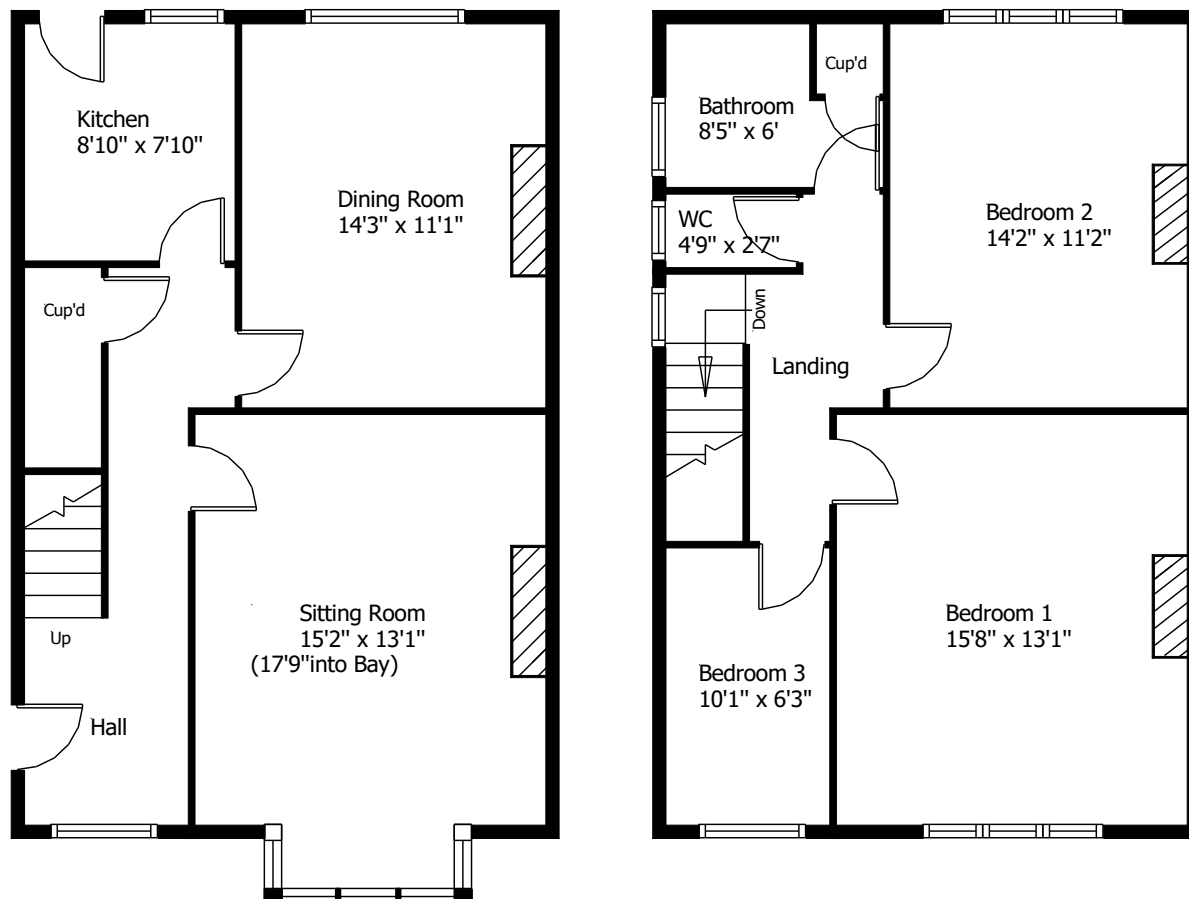
Viewing

By appointment with Wm Sykes & Son.

Location

Leave Holmfirth on the A635 Station Road towards New Mill, the property will be found on the right hand side.

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