



24 Leyfield Bank, Wooldale

A rare opportunity to purchase a 4 bedroom detached bungalow on a corner plot in the popular village of Wooldale. Offered for sale with no upper chain with gas fired central heating and double glazing throughout with an attached single garage and gardens to four sides. All bedroom are doubles, with bedroom 1 having its own ensuite as well as a house bathroom. The property is in need of some rejuvenation but is a must for internal inspection.

Holmfirth

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Slaithwaite

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Accommodation



Entrance Hallway

With a main entrance double glazed uPVC door and double-glazed side window, there are two built in store cupboards, a central heating radiators, doors off and four steps rising to the inner hallway giving access to the bedrooms.

Lounge

14'2" x 11'11"

The lounge is located to the front of the property has a central heating radiator and a double glazed window and a living flame effect gas fire set with a stone surround.



Dining Kitchen **17'4" x 9'9" (max)**

With units to the high and low level as well as full height storage this rooms offers two double glazed windows one of which is a bow window, there is a central heating radiator, a stainless steel sink units, electric oven with extractor over, an integral slimline dishwasher and a double glazed door allowing external access to the side of the property.



Bedroom 1



Bedroom 1 **13'4" x 13' (into robes)**

To the rear of the property the room has two double glazed windows, a bank of built in wardrobes, a central heating radiator and access to the ensuite.



En-suite **7'4" x 3'10"**

With a 3 piece suite including WC, hand wash basin and shower cubicle, radiator and extractor fan.



Bedroom 2 **13'4" x 9'11"**

Located to the front of the property the room has a central heating radiator and a double-glazed window.



Bedroom 3 10'1" x 8'10" (into robes)

Located to the side of the property the room has a central heating radiator and a double-glazed window and built in wardrobes.



Bedroom 4 10'1" x 8'10"

Located to the side of the property the room has a central heating radiator and a double-glazed window.



House Bathroom



House Bathroom 8'10" x 6'

With three-piece suite comprising of wc, vanity washbasin and bath and appropriate tiled walls around and electric shower over. There is an obscure glazed window to the rear and central heating radiator.

Additional information

Tenure is Freehold. Energy rating 63 (Band D). Council tax band E.

Our online checks show that Superfast Fibre Broadband (Fibre to the Cabinet FTTC) is available and could be installed. Mobile coverage is likely depending on supplier.

We are aware that there is a new build scheme for 2 houses at the rear of the property.

OUTSIDE



The property has single drive for off road parking and access to the single attached garage. There is adequate space to expand the off road parking subject to the necessary consent and work.

There are gardens to all four sides mostly being laid to lawn with some established planting, shed to the rear and there are steps up to the side entrance door.

24 Leyfield Bank, Wooldale, Holmfirth, HD9 1XU



Viewing

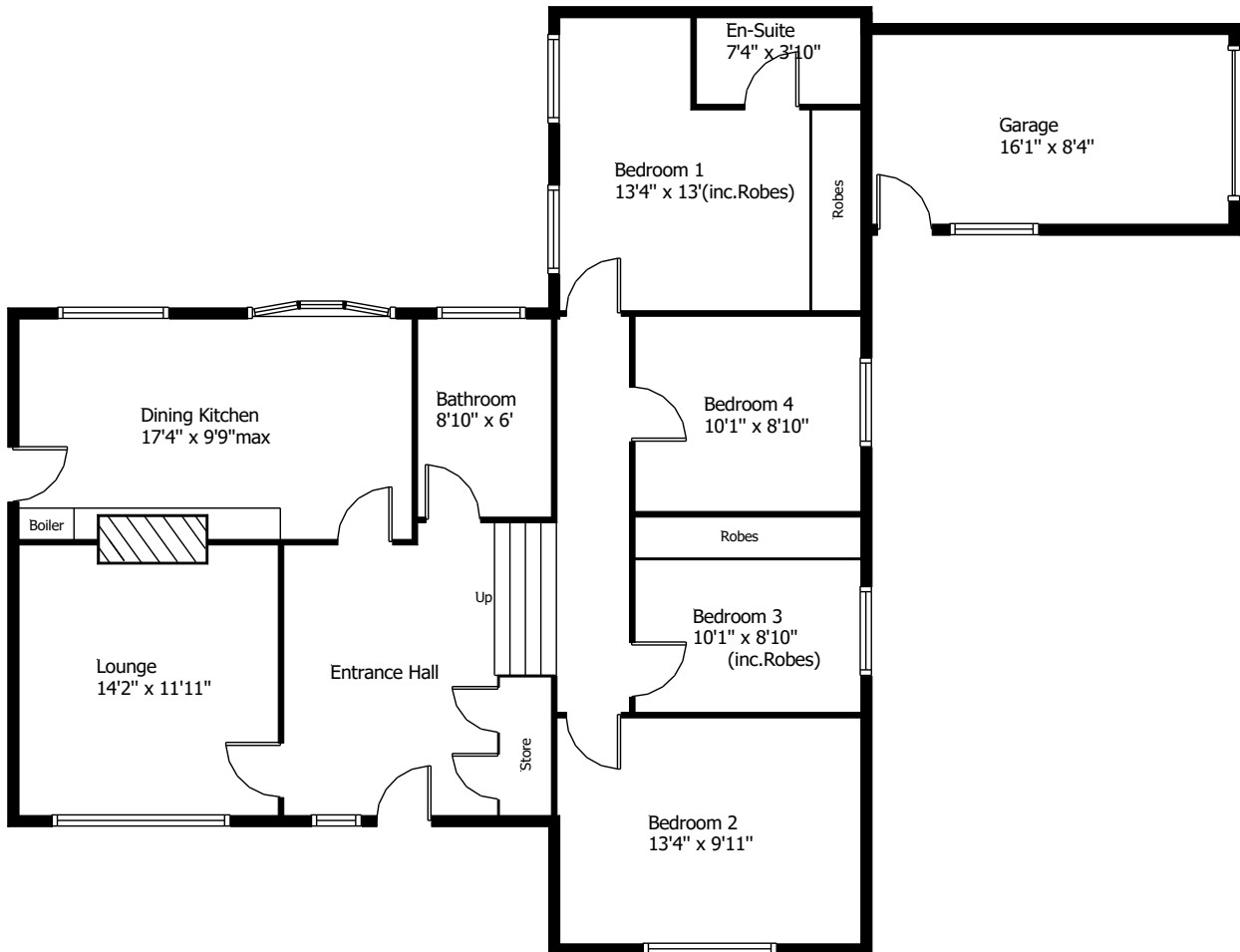
By appointment with Wm Sykes & Son.

Location

Heading out of Holmfirth centre up Station Road turn right on Town End Road continuing up and through the village and Leyfield Bank is located on the left. No 24 is a corner plot.



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