Wm Sykes & SON EST. 1866

Offers in the region of

£365,000

41 Woodhead Road, Holmfirth

This incredibly spacious mid terraced property was formerly part of a stone barn and must be viewed internally to be fully appreciated. It occupies a convenient location close to the centre of Holmfirth whilst enjoying pleasant views to the side. The accommodation comprises: spacious entrance hall, dining kitchen, large lounge, landing, 2 first floor bedrooms, en-suite, bathroom and a large attic room with exposed roof truss. A partial scheme of renovation has been carried out on the property which has uPVC double glazing, gas central heating with modern kitchen and bathroom fittings but we expect that the next owner will carry out further works to their own tastes and needs. Externally, there is a small area of outside space within the courtyard at the front of the house and a further space at the rear. Beneath the property is a large double garage / workshop providing space for 2 vehicles.

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Accommodation:

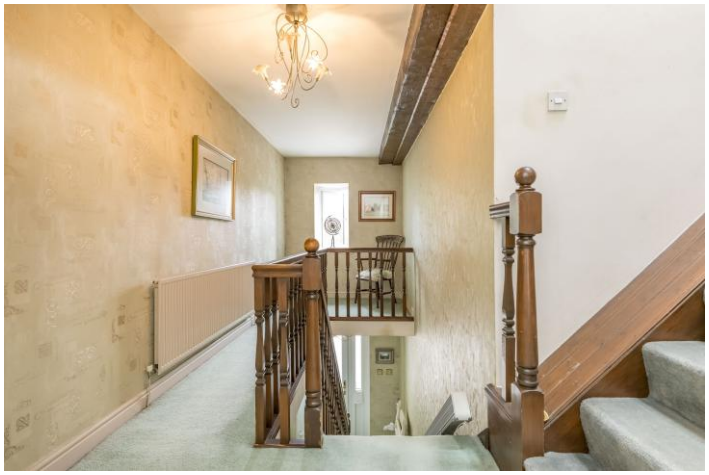
GROUND FLOOR

Entrance Hall 12'9" x 6'5"
A spacious entrance hall with composite door and window to the front, staircase to the first floor and central heating radiator.

Lounge 22' x 16'3"
The lounge is also of excellent proportions and features 2 windows to the side enjoying the views, feature fireplace and 2 central heating radiators.

Dining Kitchen 22' x 15'2"
A large dining kitchen which features windows and a glazed door within the barn arch at the rear of the building. It is fitted with a range of shaker style base units and wall cupboards with laminated worksurfaces and matching island unit, integrated oven, 4 ring gas hob with extractor over, plumbing for washing machine and dishwasher. There are inset spotlights to the ceiling, laminated flooring to the kitchen area, 2 central heating radiators, recessed cupboard beneath the stairs and double doors into the lounge.

FIRST FLOOR



Landing **13' x 6'4"**
A spacious landing area with window to the front and central heating radiator, beams to the ceiling and spindle stairs to the attic room.

Bedroom 1 **22'1" x 9'6" (16'4")**
A large double bedroom with the overall measurement incorporating the en-suite. Featuring 2 windows to the side enjoying the views, 2 central heating radiators and fitted wardrobes.

En-suite **11'3" x 6'9"**
With low flush wc, pedestal washbasin, shower enclosure and central heating radiator.

Bedroom 2 **15'3" x 7'11" (15'8" max)**
This is another good sized double bedroom with fitted wardrobes and cupboards, windows within the top of the barn arch and central heating radiator.

Bathroom 5'10" x 7' (10'1" max)
With modern three piece suite in white comprising low flush wc, pedestal washbasin, bath with mixer shower over, high level inset velux rooflights to the ceiling, exposed beam and central heating radiator.

SECOND FLOOR

Attic Room 16'6" x 19'2" overall
A large attic room with exposed roof truss, velux roof lights to the angled ceiling, window to the side, 2 central heating radiators and access to the loft area.

Loft
A further loft storage area.

LOWER GROUND FLOOR

Garage 18'10" x 15'7"
A large double garage / workshop with wooden folding double doors to the side elevation. Providing generous parking for 2 vehicles with electric light and power.

Additional Information
The property is Freehold. Energy rating 75 (Band C). Council tax band D. Our online checks show that Ultrafast Full Fibre Broadband (Fibre to the Premises FTTP) is available and could be installed. Mobile phone coverage is likely depending on supplier.

OUTSIDE

There is a small area within the courtyard in front of the house. At the rear is a further small courtyard area, although this is not included within the title to the property.

Viewing

Strictly by appointment with Wm Sykes & Son.

Location

Follow Woodhead Road out of Holmfirth towards Hinchliffe Mill. After a short distance there is a lane on the left hand side (between 27 and 29 Woodhead Road). Viewers are advised to park on the road when visiting the property for the first time and proceed to the house on foot.

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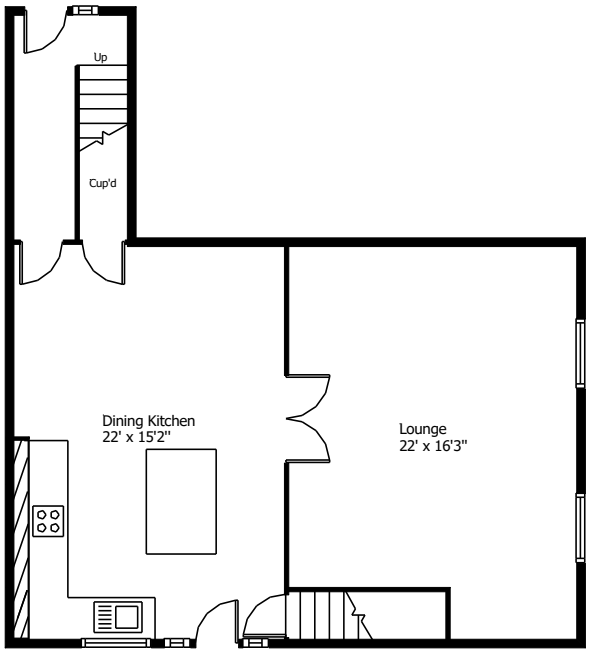
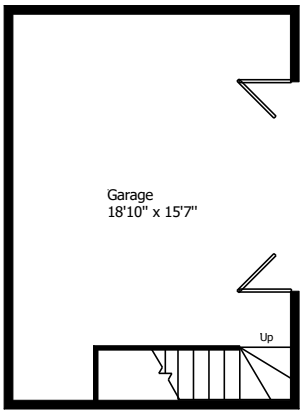
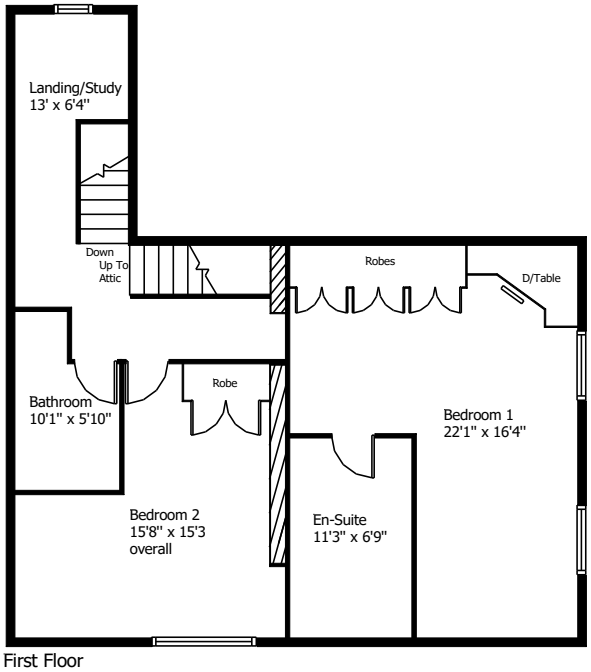


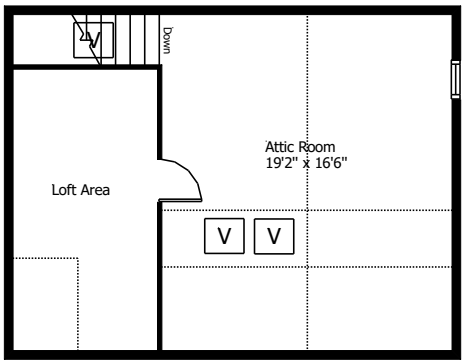
Ground Floor



Lower Ground Floor



First Floor



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