



29 Dobb Top Road, Holmbridge

This stone built semi-detached house enjoys a pleasant and sought after location with views to the front. It was built in the 1960s and is offered for sale for the very first time. The accommodation comprises: entrance hall, lounge / dining room, kitchen, porch, landing, 3 bedrooms and bathroom. It has partial double glazing and gas central heating. The property is generally well maintained but would benefit from a comprehensive scheme of renovation and will allow buyers to update to their own tastes. Externally there is a garden area to the front, long driveway to the side, detached garage / workshop and garden area at the rear. For sale with no vendor chain.

Holmfirth

38 Huddersfield Road,
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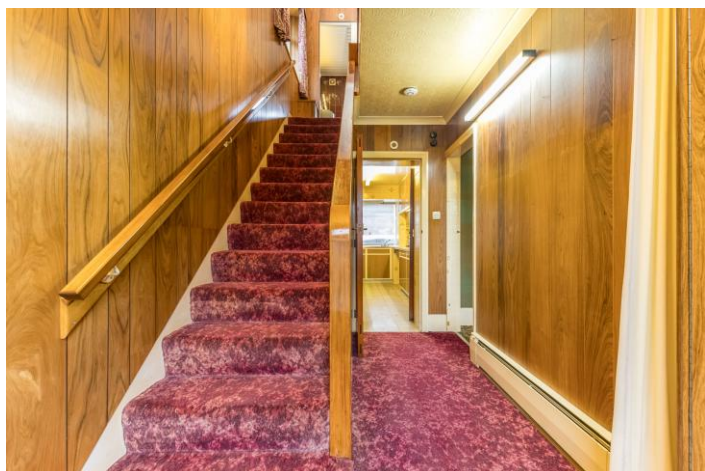
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Slaithwaite

Britannia Mill, Britannia Road,
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Accommodation

GROUND FLOOR



Entrance Hall

With front entrance door, wooden panelled walls and staircase to the first floor.



Lounge 12'11" x 12'7"

With window to the front enjoying the views, feature stone fireplace, gas fire and tv display shelving. The lounge is open to the dining room area.



Dining Area 11'6" x 11'3"

Featuring a chimney breast with gas fire and back boiler, window to the rear and door into the kitchen.



Kitchen 14'1" x 11'6"

Featuring a range of fitted base units and wall cupboards with laminated worksurfaces, 1 1/2 bowl sink with mixer tap, oven, 4 ring gas hob and window to the rear.

Porch

A side entrance porch with window to the side and front facing door. A small outside store is attached at the rear.

FIRST FLOOR



Landing

With window to the side, fitted cupboards and window to the rear.



Bedroom 1 13' x 10'10"

With window to the front, fitted wardrobes and dressing table.



Bedroom 2 11'9" x 11'2"

With window to the rear, fitted wardrobes and dressing table.



Bedroom 3 9'2" x 6'10"

With window to the front fitted cupboards and built in bed base. Note that the dimensions include staircase bulkhead with cupboard over.



Bathroom

7'8" x 7'7"

With low flush wc, pedestal washbasin and bath, fully tiled walls and obscure glazed window to the rear.

Loft

Useful attic space, accessible from the landing via retractable ladder.



OUTSIDE

To the front of the house there is a lawned garden area which enjoys pleasant views. A tarmac driveway leads along the side of the building to additional parking at the rear of the house and access to the garage. There is a further uncultivated garden area beyond the garage.

Garage / Workshop

30'4" x 11'4"

A large garage / workshop with door to the front and outside wc.

Additional Information

The property is Freehold but the Title isn't registered, Energy rating 57 (Band D), Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

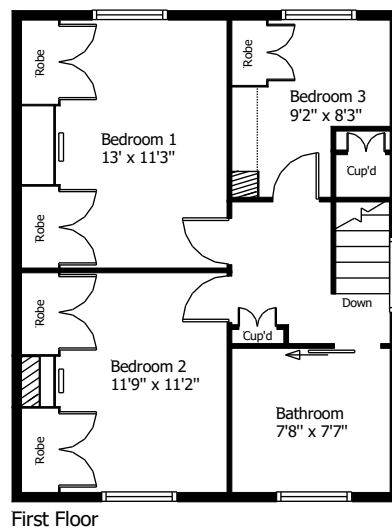
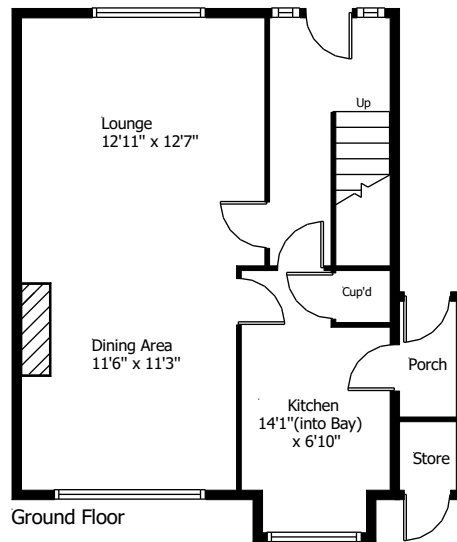
Viewing

By appointment with Wm Sykes & Son.

Location

Take the A6024 Woodhead Road out of Holmfirth and after approximately 1 1/4 miles, in Hinchliffe Mill, turn left just after the Londis village shop down Co-op Lane. Continue onto Dobb Lane and just before the Junior School turn right onto Dobb Top Road. Follow this road along and the property will be found on the left hand side.

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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.
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