Wm Sykes & SON EST. 1866

Offers in the region of

£165,000



# 221-223 Woodhead Road, Holmbridge

A hidden away gem of a good sized two-bedroom property offering cottage charm and features. This appealing under-dwelling offers a surprising degree of privacy, open views to the rear across the village football pitch and fields towards the river Holme and beyond. With some established trees to the front as well the accommodation comprises of a good-sized entrance porch, dining kitchen 15'6 x 14' 10, lounge, open stairs to the first floor with two double bedrooms and bathroom. Externally there are two main garden areas all offering views a great space for enjoying the evening sun and views. With double glazing and central heating the property is located in an off-road location, a stones' throw from the regarded Pickled Pheasant and a little over a mile from Holmfirth town centre with its many and varied facilities and bars. With scope for improvement this property needs to be seen to appreciate the location and size of the accommodation on offer.

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## Accommodation

## GROUND FLOOR

### Entrance Porch 14'8" x 4'

This single glazed porch offers some great scope and may even be considered for replacement for something larger. In its current form it offers windows to three sides and part glazed French doors. The floor is tiled and like all the rooms it enjoys far reaching views.







### Dining Kitchen 15'6" x 14'10"

A big space with lots of scope. The room features an exposed stone fireplace, double-glazed mullion windows offering views and an open staircase to the first floor. There are units to the high and low level, 1 ½ bowl sink unit, plumbing for an automatic washing machine, gas cooker connection, door leading from the entrance porch and through to the lounge. To the rear is a door giving access to a small store with shelving (5'9" x 4'8" max).







**Lounge** **14'10" x 14'4"**

The lounge offers another external access door which opens to a front patio area. The rom has double glazed mullion windows offering predominantly views to the trees. Below the mullion windows is a timber seating area, two central heating radiators and a fire surround.



**Bedroom 1** **14'10" x 11"**
**(max including robes)**

A good sized room with built in wardrobes and drawers to one wall and a large walk in store/cupboard. There are double glazed mullion windows offering views, a deep window sill and a central heating radiator.

## FIRST FLOOR



**Landing**

Giving access off to the bedrooms and bathroom.



**Bedroom 2** **12'7" x 7'8"**

A double room with a double glazed window offering valley bottom views, a central heating radiator and over stairs storage and cupboards.







**Bathroom** **8' x 7'1"**

With a three piece suite in white and shower over the bath. The room has tiled areas. A tiled floor, obscure double glazed window, central heating radiator and the bathroom is home to a property's gas fired central heating boiler.





## OUTSIDE



To the immediate front of the property is a paved area and below is a larger predominantly paved garden area with beds and some established planting. The gardens offer views and a great outdoor space option.







## Additional information

The property is Freehold. Energy rating 61 (Band D). Council tax band B. Our online checks show that Ultrafast Full Fibre broadband (Fibre to the Premises FTTP) is available, and mobile coverage is offered by a range of suppliers.

## Viewing

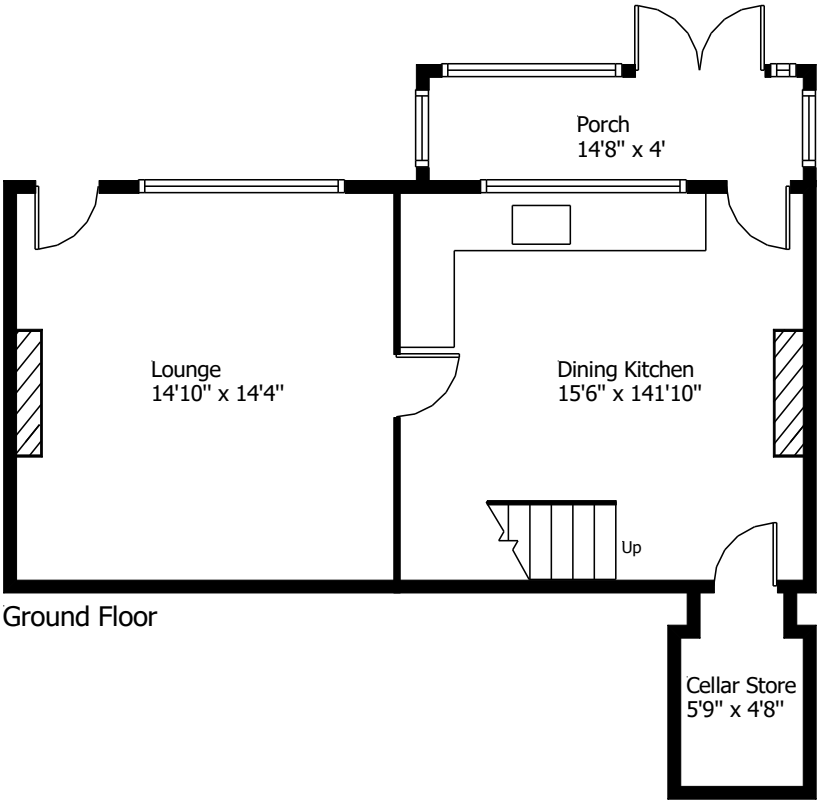
By appointment with Wm Sykes & Son.

## Location

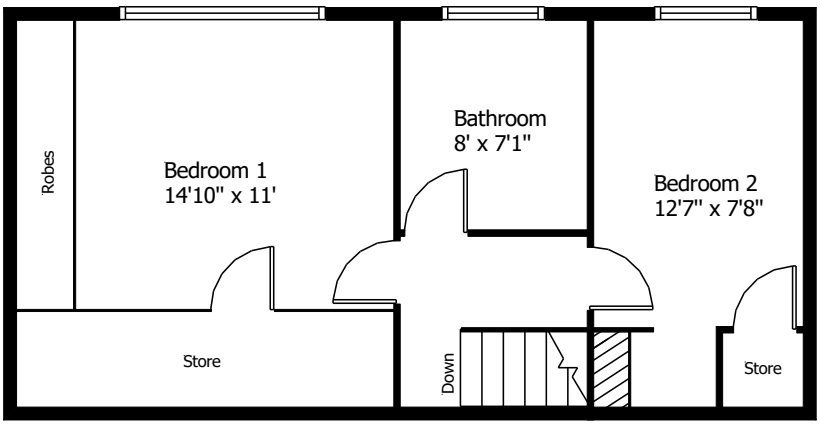
From the Wm Sykes office in Holmfirth proceed along Woodhead Road towards Holmbridge. Continue along for approximately one mile entering the village of Holmbridge and with the turning to Broadfield Park on your right the row of houses in question. Park near no. 196A & 196B and across on the other side of the road take the steps down on the right. The gate at the bottom says no. 219. Go through and walk to the left where you can see the porch to 221-223.

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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.
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