



2 The Bridges, Thongsbridge

This modern semi-detached house must be viewed internally to fully appreciate its well presented accommodation and pleasant position with an array of views towards local landmarks. It sits within an exclusive development of high quality modern homes off Heys Road just below the Holmfirth High School. The accommodation comprises: dining kitchen, lounge, wc, landing, 2 double bedrooms, shower room and a useful attic room. It has a gas central heating system, uPVC double glazing, intruder alarm and modern fittings throughout. Externally there is a car port and integral garage beneath the property and an additional parking space opposite. A terrace with glazed balustrade sits in front of the house and there is a pleasant low maintenance garden at the rear.

Holmfirth

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Accommodation:

GROUND FLOOR



Dining Kitchen 12'9" x 11'

A composite entrance door opens into the dining kitchen which features an excellent range of fitted base units and wall cupboards with laminated worksurfaces, Neff integrated oven, ceramic hob with extractor, fridge, freezer and slimline dishwasher, plumbing for automatic washing machine, window to the front enjoying the pleasant aspect, high level window to the side, tiled floor, inset spotlights to the ceiling and central heating radiator.

Lobby

With stairs leading to the first floor, central heating radiator.



Downstairs WC

With low flush wc, vanity washbasin, tiled floor and extractor.



Lounge 11'1" x 10'11"

With tall picture windows either side of a glazed door with "Juliette" balcony at the rear of the building enjoying the views, wooden flooring, feature media wall with inset for a television, living flame gas fire and feature tiling to one side, central heating radiator.

FIRST FLOOR



Landing

With space saving open staircase leading up to the loft space and storage cupboard.



Bedroom 1 11'1" x 11' overall

A double bedroom with windows to the rear enjoying the views, central heating radiator.



Bedroom 2 11' x 7'8"

A smaller double bedroom with windows to the front enjoying the pleasant aspect, central heating radiator.



Attic Room 11'2" x 7'5"

Stairs lead to the attic room which features an angled ceiling, laminated floor and recess with velux rooflights to the front. A door leads into a further attic space.



Shower Room 7'11" x 4'8"

With low flush wc, wall hung washbasin and shower enclosure, partly tiled walls, tiled floor, extractor, heated towel rail and high level window to the side.



Attic Room Access



OUTSIDE

The front of the house is accessed via a shared path which leads to a terrace in front of the house with glazed balustrade. A shared driveway leads to the car port and garage, there is also an additional parking space here.

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Car Port 15'8" x 10'4"

An open car port area which provides parking for 1 car and access into the garage.

Garage 19'8" x 11'9"

With remote control roller shutter door to the front, electric light and power supply.



Garden

There is access up the side of the building leading to the low maintenance garden at the rear of the building.



Views

Additional Information

The property is Freehold. Energy rating 82 (Band B). Council tax band C. Our online checks show that Fibre to the Premises (FTTP) is available and mobile phone coverage is varied dependent on the supplier.

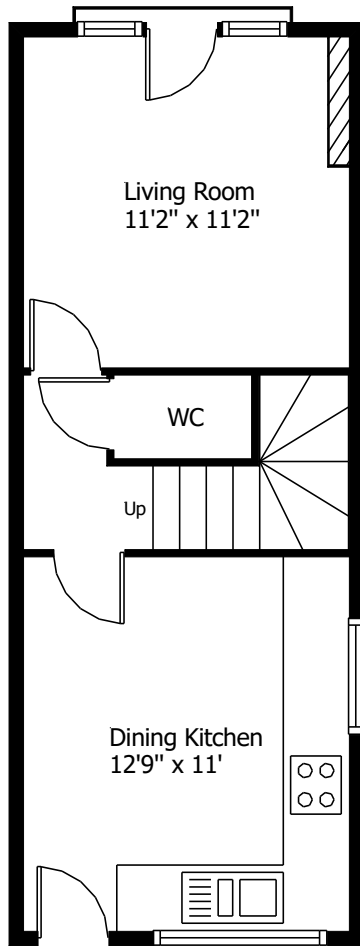
Viewing

By appointment with Wm Sykes & Son.

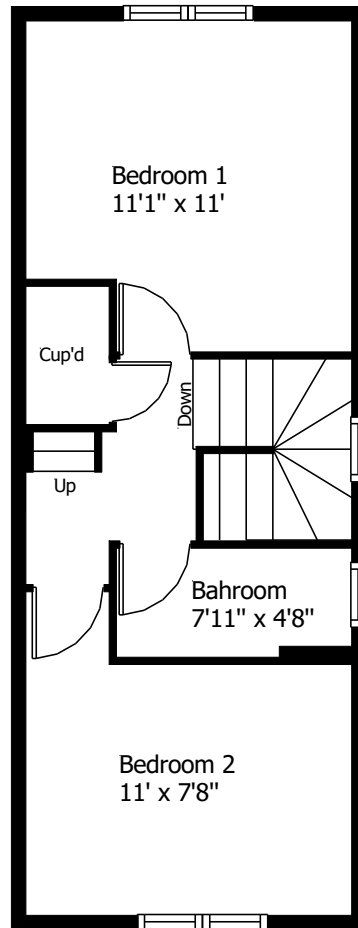
Location

Take the A635 Station Road / New Mill Road out of Holmfirth, after approximately 1 mile and after passing the sharp right hand bend in the road, turn down Heys Road. The development will be found at the bottom of the hill at the junction with Miry Lane, just below Holmfirth High School.

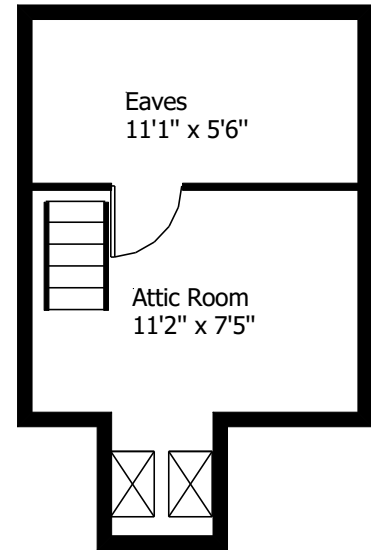
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Ground Floor



First Floor



Second 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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