



29 Moorlands, Scholes

This stone built semi-detached ex local authority house enjoys a tucked away corner plot with large gardens to the side and rear. It offers spacious family sized accommodation but will require a scheme of modernisation and updating of fixtures and fittings by the next owner. The accommodation comprises: entrance hall, lounge, dining room, dining kitchen, landing, 3 bedrooms, bathroom and separate wc. It has a gas centra heating system and uPVC double glazing but would benefit from further modernisation and also offers the scope for extension and redesigning subject to the necessary consents being obtained. Externally, there is a small garden area to the front and a large enclosed garden to the side and rear. Parking is only available on street.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation

GROUND FLOOR



Entrance Hall

With uPVC entrance door, stairs to the first floor and radiator.



Dining Room

12'5" x 7'5"

With window to the front, recessed cupboard under the stairs and central heating radiator.



Lounge

13'7" x 10'10"

With window to the rear, chimney breast with feature fireplace and central heating radiator.



Dining Kitchen

12'4" x 12'1"

With windows to the side and rear, fitted units, stainless steel sink unit and central heating radiator.

FIRST FLOOR



Landing

With window to the front.



Bedroom 3

8'11" x 7'10"

With window to the front, cupboard over the staircase bulkhead and central heating radiator.



Bedroom 1

11' x 10'10"

With window to the rear and central heating radiator.



Bathroom

6'7" x 4'7"

With pedestal washbasin, bath with shower over, obscure glazed window to the side, recessed storage cupboard.



Bedroom 2

12'5" x 10'8"

With window to the rear and central heating radiator.



Separate WC

With low flush wc, obscure glazed window to the side.



OUTSIDE

To the front of the house there is a smaller garden area with borders and path to the front entrance door.

Rear Garden

The rear garden is a particularly good size and wraps around the side of the house. It features a paved seating area, lawns and various garden sheds.



Rear Garden

Additional Information

The property is Freehold, Energy rating 58 (Band D), Council tax band A.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available and mobile coverage is predicted to be good outdoors.

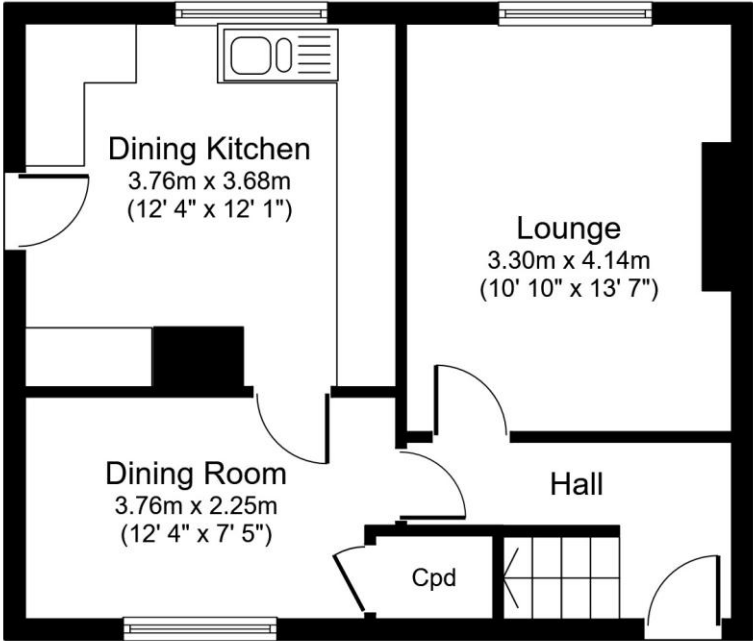
Viewing

By appointment with Wm Sykes & Son.

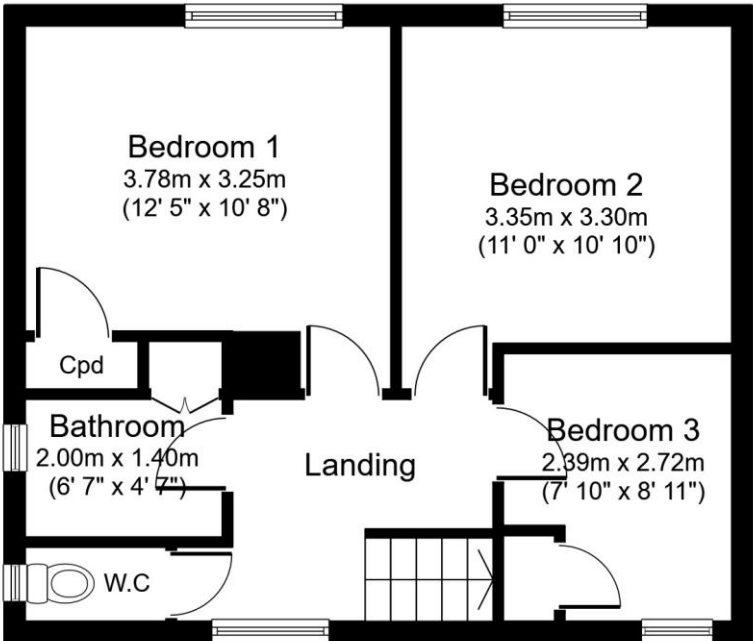
Location

Head out of Holmfirth on the A6024 Dunford Road and continue for approximately 1 mile then turn left onto Cross Heights Lane, follow this road up the hill and it becomes Cross Lane. Continue along here to the junction with Scholes Moor Road. Turn left onto Scholes Moor Road, then left again onto Moorlands. At the junction T-junction on the estate, bear left and the property will be found on the left hand side tucked into the corner of the estate.

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Ground Floor



First Floor

Floor plans are for identification purposes only.
All measurements are approximate.

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