



Ivy Dene, 42 South Lane, Holmfirth

This unique detached property is certainly one of those houses that has to be viewed in order to appreciate the size and quality of its accommodation. It occupies a convenient location for access to the centre of Holmfirth, whilst enjoying pleasant views. The accommodation comprises: entrance hall/utility, cloakroom / WC, dining kitchen, large lounge, 4 bedrooms, bathroom and en-suite arranged over 3 floors. It has been extensively renovated and extended from its original format and features a gas central heating system, uPVC double glazing and quality modern fittings throughout. Externally, there is a parking area at the front of the building, path to the side and a terraced garden area to the rear with seating area and lawned garden at the lower level. For sale with no vendor chain.

Holmfirth

38 Huddersfield Road,
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Slaithwaite

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Accommodation

GROUND FLOOR



Entrance Porch

With composite entrance door and window to the side, built in units with wooden worksurface, dishwasher, exposed stone doorframe, feature brick detailing, tiled floor and tall column radiator.



Cloakroom WC

With wall hung WC, vanity washbasin, recessed cupboard housing the central heating boiler, tiled floor, heated towel rail and obscure glazed window to the side.



Lounge

16'5" x 14'5"

A good sized living room which features a window to the rear and glazed double doors to the terraced seating area providing superb views, column radiator.



Terrace



Kitchen **11'4" x 15'4"**

Featuring a range of fitted base units and wall cupboards with solid wooden worksurfaces, integrated oven with induction hob and extractor, integrated fridge, freezer, 1 1/2 bowl sink unit with mixer tap, tiled floor, inset spotlights to the ceiling, window to the rear enjoying the views and column radiator.



Store Room

From the kitchen a lobby area leads through to the walk in store room and a pantry storage cupboard.

Lobby

With side entrance door and stairs to the first floor.

FIRST FLOOR



Landing

With window to the side, central heating radiator and exposed stone lintel.



Bedroom 1



Bedroom 1 16'4" x 12'3"

A good sized double bedroom with windows to the rear enjoying the views, built in wardrobes with sliding doors into the recess, central heating radiator and additional built in storage partially over the staircase bulkhead.



Bedroom 2 11'4" x 10'5"

Another double bedroom with windows to the side, beam to the ceiling and central heating radiator.



Bedroom 3 4'8" x 13'2"

A single bedroom with window to the side and central heating radiator.



Bathroom 6'5" x 10'8"

The beautifully appointed house bathroom features a wall hung WC and washbasin, bath and shower enclosure, fully tiled walls, tiled floor, extractor and obscure glazed window to the rear.

LOWER GROUND FLOOR

Rear Hall

Stairs from the lounge also lead down to the lower ground floor where there is a hall with central heating radiator and door to the rear.



Bedroom 4 13'8" x 9'9"

A double bedroom arranged over 2 levels with window to the rear and central heating radiator.



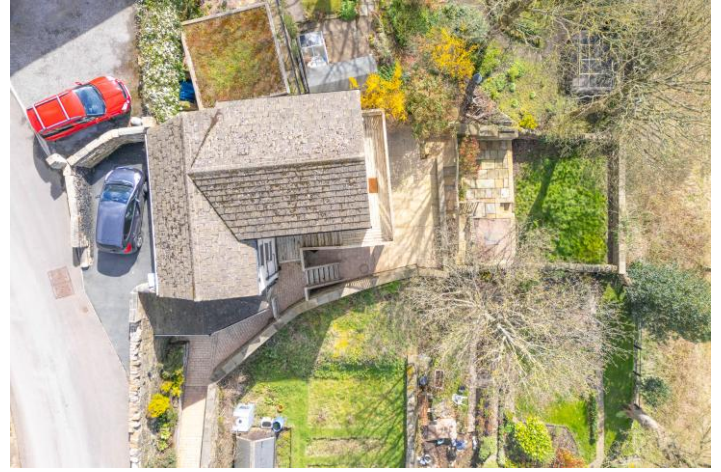
En-suite

With wall hung WC and washbasin, wet room style shower area, tiled floor and fully tiled walls, heated towel rail and inset spotlights to the ceiling.



OUTSIDE

There is an off road parking area to the South Lane side of the building with electric vehicle charging point. A path and steps lead to the main entrance door. There are further steps to the side of the building which provide access to a large paved seating area enjoying the views and an additional lawned garden beyond.



Garden

Outside

Conservation Area

The property sits within a Conservation Area.

Additional Information

The property is Freehold. Energy rating 66 (Band D), Council tax band B.

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

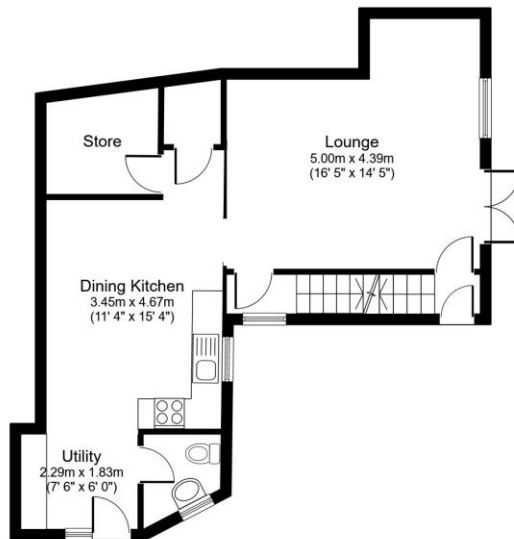
From the centre of Holmfirth turn onto Dunford Road (B6106), then immediately left onto South Lane. The property will be found on the right hand side just before Underbank Old Road.

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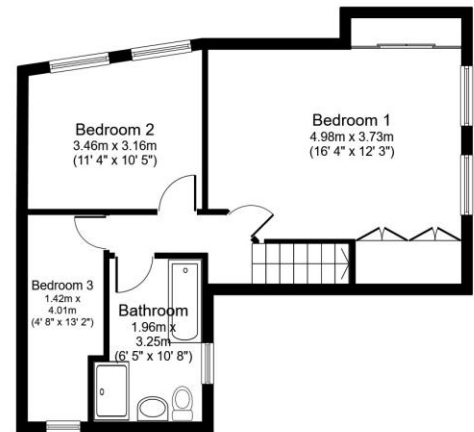
Total floor area 123.7 sq.m. (1,331 sq.ft.) approx



Lower Ground Floor



Ground Floor



First Floor

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

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Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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