



## 20 Highfields, Holmfirth

This outstanding stone built end terraced property enjoys an elevated position with wonderful views to the rear. It has a good sized rear garden and parking for 2 cars to the front. The accommodation comprises: breakfast kitchen, lounge, conservatory, landing, 2 bedrooms, bathroom and a useful attic room. The property is well presented throughout with a gas central heating system, uPVC double glazing, alarm system and modern fittings. Internal viewing is essential to fully appreciate all that the property has to offer.

### Holmfirth

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[wmsykes.co.uk](http://wmsykes.co.uk)

### Slaithwaite

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

## Accommodation

### GROUND FLOOR



### Breakfast Kitchen

Fitted with a good range of shaker style base units and wall cupboard with solid wooden worksurfaces, integrated double oven, microwave and electric hob with extractor over, inset 1 1/2 bowl ceramic sink with mixer tap, fridge freezer, dishwasher and washer-drier machine. There is a window and door to the rear, stone tiled flooring, inset spotlights to the ceiling and central heating radiator. Beneath the stairs there is a recessed storage cupboard.



### Lounge

Featuring a chimney breast with painted brickwork, log burning stove and stone hearth, oak wood flooring, glazed double doors into the conservatory and central heating radiator.

## FIRST FLOOR

### Landing

With stairs leading to the attic room.



### Conservatory

A good sized extension to the rear of the building which is used as a dining / sitting room. It features windows and glazed double doors overlooking the gardens and beyond, oak wood flooring and a central heating radiator.

### Lobby

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



### Bedroom 1

A good sized double bedroom with 2 windows to the rear enjoying the views, wooden floorboards, chimney breast with feature cast iron fireplace, recessed understairs cupboard and central heating radiator. Note that the measurement is overall and includes the staircase bulkhead.



### **Bedroom 2**

Another double bedroom with window to the rear and central heating radiator.



### **Bathroom**

With modern three piece suite in white comprising low flush wc, pedestal washbasin and bath with shower over, partly tiled walls, obscure glazed window to the rear and heated towel rail.



### **Attic Room**

Stairs lead to the attic room which is currently used for storage and features exposed beams to the angled ceiling and velux window.



## OUTSIDE

To the front of the house there is a parking area with space for 2 vehicles and steps leading to the front of the house where there is a small seating area. A path leads round to the rear garden.



## Rear Garden

To the rear of the house is a good sized enclosed rear garden with gravelled seating areas, garden shed, lawn and well stocked borders. The garden enjoys superb far reaching views.

## Additional Information

The property is Freehold, Energy rating 58 (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

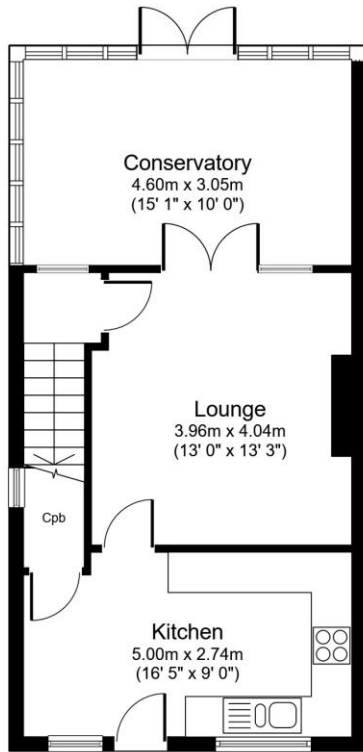
By appointment with Wm Sykes & Son.

## Location

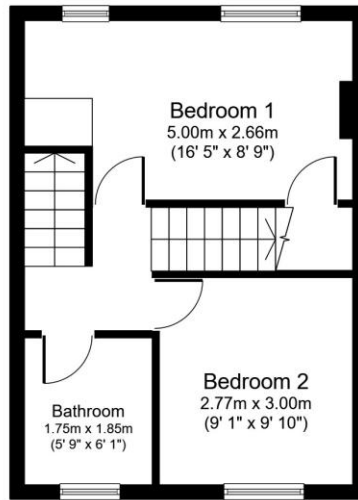
Take the A6024 Woodhead Road out of Holmfirth and after approximately 1 mile, on approaching the village of Hinchliffe Mill turn right up Shaw Lane. Continue to the top of Shaw Lane to Highfields and follow this road to the left towards Booth House. The property will be found on the right hand side.



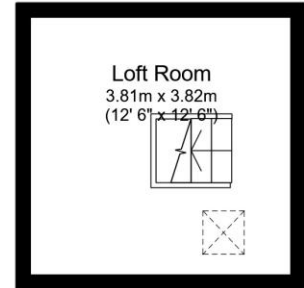
## 20 Highfields



**Ground Floor**



**First Floor**



**Second Floor**

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

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