



48 Station Road, Holmfirth

A truly impressive stone-built period mid terraced property in Holmfirth centre, boasting period features, spacious and flexible living space, a lower ground with stone vaulted bathroom, large bedroom/ home office with its own access, large attic and much more. The location speaks for itself with Holmfirth's hugely popular centre being only a few minutes' walk, with its bars, eateries, amenities and events. Internal inspection is truly the only way to fully appreciate the standard, scale and flexible living that this well presented and appealing home has on offer. The accommodation briefly comprises: ground floor lounge, breakfast kitchen, first floor landing with study space, double bedroom and large bathroom and attic room above, which is currently used as a bedroom and workspace. The gardens at all levels offer appeal, unique features and views from the decked areas of Holmfirth and the valley beyond.

Holmfirth

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Accommodation

GROUND FLOOR



Lounge 15' 3" x 14' 9" max

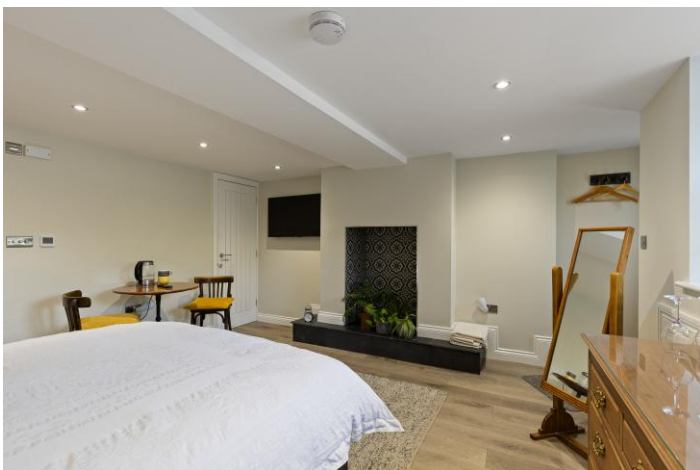
A striking first impression to the standard and scale of this property, with a well-presented lounge offering a multi burning stove sat up on a raised stone hearth with exposed stonework, back cloth and timber mantel. There are period features with the coving, ceiling rose, central heating radiator, double-glazed sash window to the front and a period style front door giving access.



Breakfast Kitchen 15' 3" x 9' 6" max

The kitchen comprises of units to the high and low level with granite worktops, there is a ceramic style sink unit housed in the former chimney with a mixer tap over, there is an integral twin electric oven, halogen hob with a filtration hood over. The breakfast kitchen has underfloor heating, inset spotlights to the ceiling, pantry style cupboard, integral fridge and freezer and one of the cupboards houses the property's gas-fired central heating boiler. The kitchen has twin glazed French doors which give access to the property's rear garden and there is a side window. From this point there is a small inner vestibule which leads down to the lower ground floor.

LOWER GROUND FLOOR



Bedroom 2/Home Office 14'9" x 14'5"

On the lower ground floor you'll see from the photographs this is set up as a generous sized double bedroom with its own double-glazed external access door and double-glazed window. There is under stairs storage, a feature chimney breast which is tiled out with a raised tiled hearth and there is underfloor heating.

Please Note

The owners of the property often utilise the lower ground floor space as an Airbnb due to its proximity to Holmfirth's popular centre. Buyers may consider using this space for alternatives uses.



Bathroom 5' 5" x 5' 4"
(bathroom area not including the shower)

As you initially come down the stairs from the kitchen, there is a wet room style shower area with extractor fan and spotlight, and a particularly impressive stone arch topped bathroom with a freestanding bath, concealed flush WC and hand wash basin. Here there is inset lighting, tiled floor again has underfloor heating and a built-in TV unit.

FIRST FLOOR



Landing

15'10" x 7'2"

The first-floor landing is a particularly good-sized space that potential buyers may consider separating the landing off to create an additional smaller bedroom or home office, but at the moment it offers additional TV room and workspace. There is a double-glazed window giving a rear garden aspect, central heating radiator, doors lead off and one of the doors gives access to the staircase which rises to the attic level.



Bedroom 1

15'3" x 11'1" max plus wardrobes

This appealing room is located to the front of the property with twin double-glazed sash windows, two central heating radiators, timber style flooring, and exposed stonework to the chimney breast with a feature fireplace beneath with a raised stone hearth. There are twin opening wardrobes which sit under the stairs that rise to the attic level. The windows offer far reaching views.



Bathroom 13' 2" x 8' 1" max

This high specification bathroom has a freestanding bath, glazed walk-in shower and low-level flush WC. The bathroom has an extractor fan, tiling to three-quarter height around the shower area. An additional unit which has storage above and below as well as plumbing for an automatic washing machine and dryer, and a separate vanity sink. The room has double-glazed French doors which open to a Juliet style balcony.



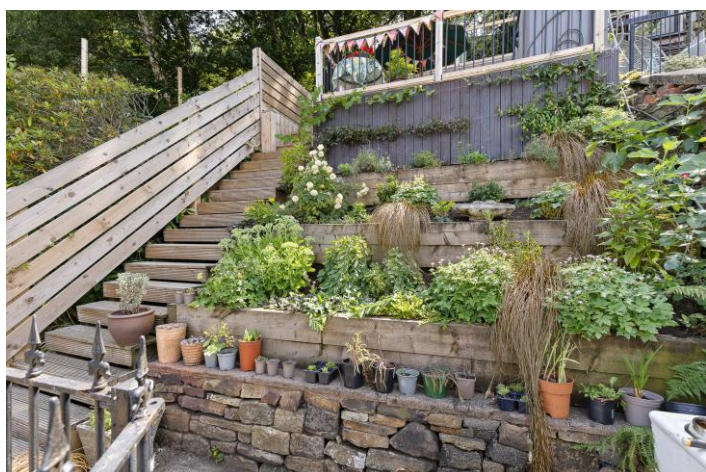
Attic Room 20' x 15' 3" max

The attic room demonstrated by the photographs is used as a bedroom for visiting family. It has two central radiators, further under storage and ample space for seating as shown. There are beams, a large double glazed Velux window and some restrictive head height.

OUTSIDE

Front Area

The front door is served by stone steps which leads from the pavement below and access is also offered to the lower ground floor.



Rear Garden



Rear Garden

Immediately to the rear of the property, there is a predominantly concrete area where there is exposed stonework to the rear wall, inset stone shelving, outside lighting, outside tap as well as an outside plug socket. Metal spiral stairs rise to a series of terraced garden areas. Here there is a high degree of established planting, a feature ceramic sink where there is an outside tap by the side. Timber steps rise to further garden areas, the first one of a good proportion which is ideal for outside seating to enjoy the particularly impressive Holme Valley views and towards Holme Moss. Further steps rise to a similar size area which is ideal for outside seating, entertaining space, family space and there is an additional raised area with a stone wall boundary at the back. At this elevated point like so much of this property the views are most impressive.



Rear Garden

Conservation Area

The property sits within a conservation area.

Additional Information

The property is Freehold; Energy rating 62 (Band D); Council tax band B.

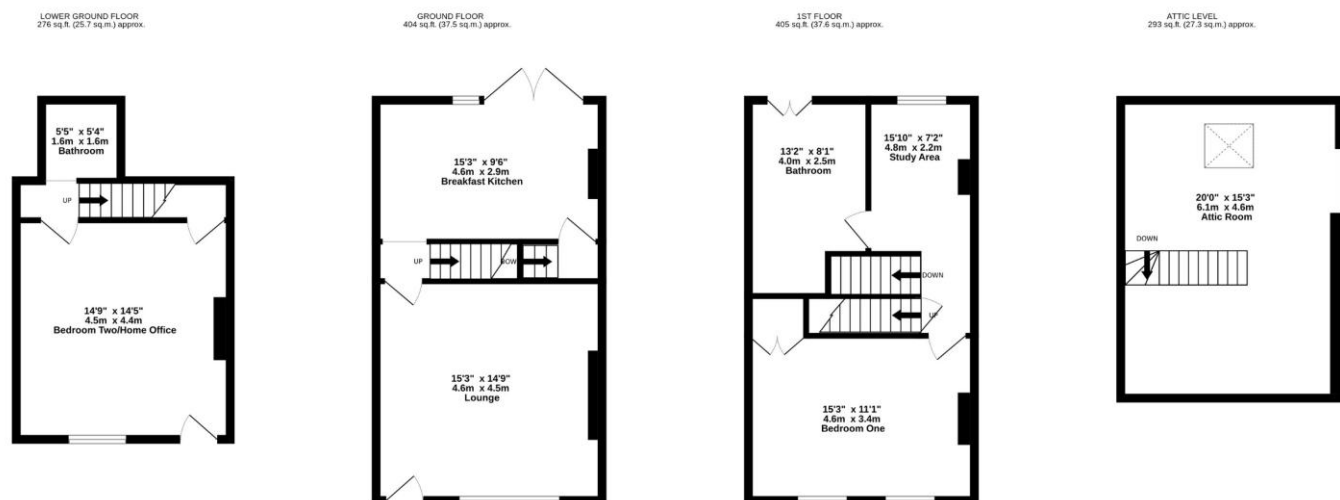
Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

Viewing

By appointment with Wm. Sykes & son.

Directions

From Holmfirth centre head onto Station Road towards New Mill and no. 48 is on the right. There is no parking but a pay & display car park on the left just before.



TOTAL FLOOR AREA: 1379 sq.ft. (128.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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