Wm Sykes & SON EST. 1866

Offers in the region of

**£425,000**



# Holme Dene, 122 Greenhill Bank Road, Totties

Enjoying a much sought after location, this semi-detached house has been extensively renovated by the current owners and is presented to an excellent modern standard. It comprises: entrance hall, lounge, dining room and adjacent kitchen, conservatory, ground floor double bedroom and bathroom, landing, 2 first floor bedrooms and shower room / wc. It benefits from a gas central heating system, uPVC double glazing and modern fittings throughout. Externally, there is a pleasant garden area in front of the house with a block paved driveway providing parking and access to the attached garage. The rear garden is also immaculately maintained with lawns, seating areas and well stocked borders.

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## Accommodation:

## GROUND FLOOR





### Entrance Hall

With composite entrance door, engineered wood flooring, partly panelled walls, inset spotlights to the ceiling, stairs to the first floor with cupboard under and 2 column radiators.



### Lounge



### Lounge 16'2" x 11'9" overall

A good sized living room which features windows to the front enjoying the attractive outlook, modern slat wall panelling to the chimney breast and 2 column radiators.





### Dining Room 9'2" x 7'2"

Partially open plan to the lounge and in turn the kitchen. With engineered wood flooring, tall column radiator and glazed sliding door into the conservatory.







**Kitchen** **13'4" x 6'11"**

Fitted with an excellent range of modern base units and wall cupboards with composite worksurfaces, inset black composite sink with mixer tap, induction hob with extractor over, integrated oven, dishwasher, wine fridge and a free standing American style fridge freezer, tiled splashbacks, engineered wood flooring, window to the rear and inset spotlights to the ceiling.





**Conservatory** **10'9" x 10'4" overall**
Accessed via glazed folding doors from the dining room and featuring windows and glazed double doors to the garden, column radiator.



**Bedroom 2**



**Bedroom 2** **13'2" x 9'**
A double bedroom with windows to the front, fitted wardrobes with sliding mirror doors, part panelled walls and column radiator.



**Bathroom** **6'7" x 5'3"**
The house bathroom features a modern suite in white comprising low flush wc, wall hung vanity washbasin, bath with shower over and Crittall style screen, fully tiled walls, tiled floor, obscure glazed window to the side, inset spotlights to the ceiling, extractor and column radiator.

## FIRST FLOOR

### Landing
Stairs lead from the hall to the small first floor landing area.





**Bedroom 1** **15'7" x 11'1"**
A good sized double bedroom with dormer window to the front enjoying the views, partly angled ceiling, recessed 2 door wardrobe into the eaves, panelled walls, inset spotlights and column radiator.



**Bedroom 3** **11'3" x 8'10"**
With window to the side, angled ceiling, spotlights and column radiator.



**Shower Room** **9'5" x 2'9"**
With low flush wc, pedestal washbasin, shower enclosure, fully tiled walls, inset spotlights to the ceiling, extractor, heated towel rail and column radiator.



**OUTSIDE**
To the front of the house is a block paved driveway with space for 2 cars giving access to the attached garage, lawned garden and a pathway to the side with raised borders.

**Garage** **15'6" x 9'9"**
Attached to the side of the house with up and over door, electric light and power supply.

**Boiler Room**
At the corner of the house with external door. Housing the central heating boiler.






## Rear Garden

The rear garden features paved patio areas at the rear of the garage and conservatory, borders and a lawned garden area beyond. It is well stocked with an array of planting. There are outside water and electricity points.

## Please Note

The rear section of the garden does not form part of the title to this property but has been used continuously by our clients and the previous owners.

## Additional Information

The property is Freehold; Energy rating 68 (Band D); Council tax band C.

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

Head to New Mill on the A635 Holmfirth Road, after passing the park turn left onto Greenhill Bank Road. Follow this road up the hill round the tight bend and continue as if heading towards Totties and Scholes. The property will be found on the right hand side just before you reach Totties.

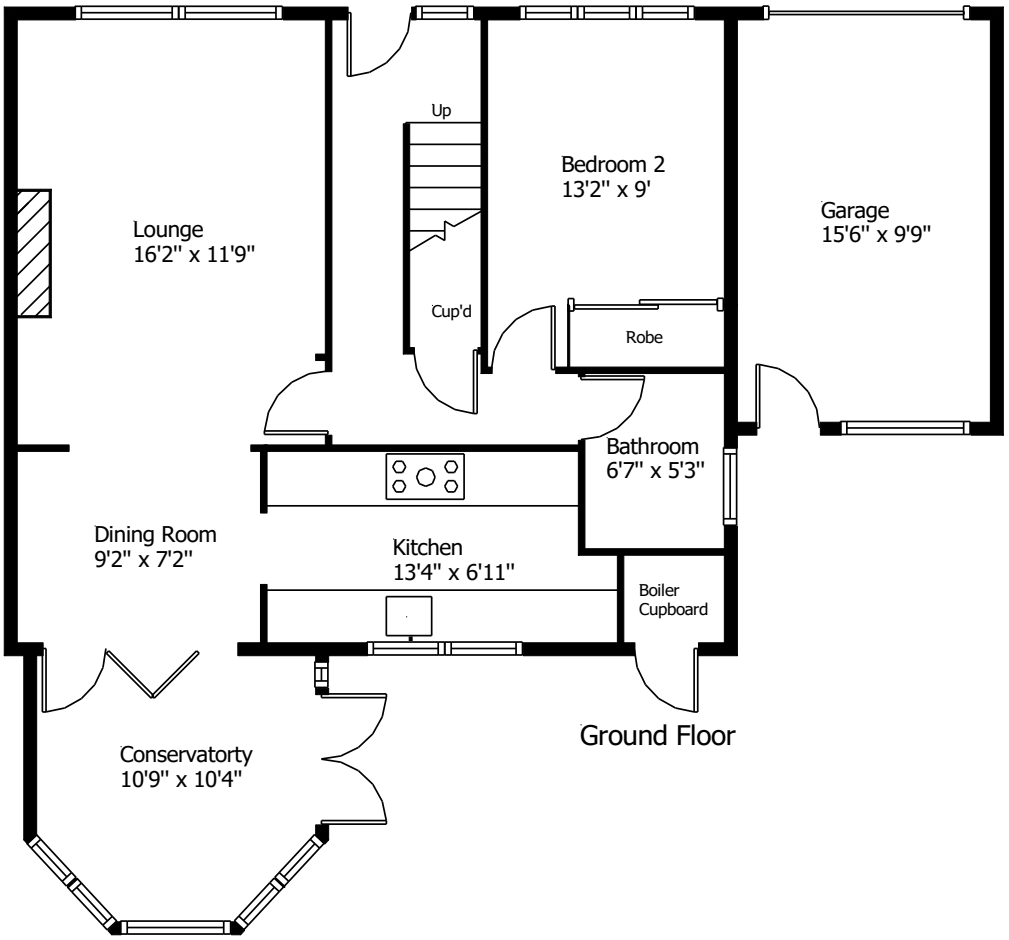


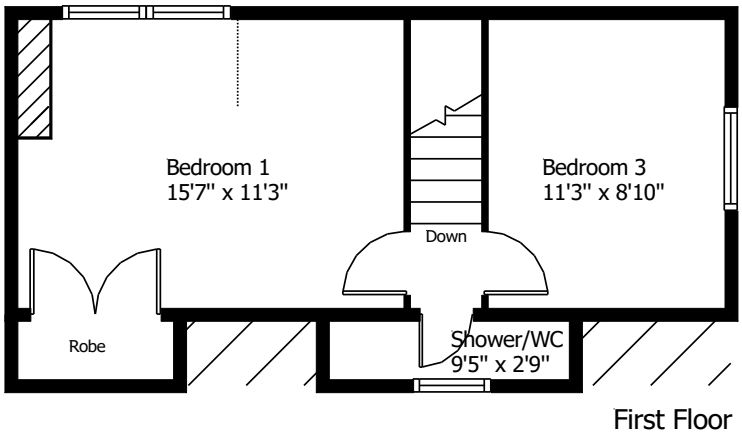




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