



15 River Holme View, Brockholes

This detached true bungalow occupies a choice corner plot with good sized gardens to the side and rear. It comprises: entrance hall, lounge, kitchen, conservatory, 2 double bedrooms and a shower room. The attached garage has also been converted into a studio / office space with storage at the front. It benefits from a gas central heating system and double glazed windows and whilst it is generally well maintained and presented we expect that the next owner may look to update and redesign to their own tastes too. Externally, there is generous parking in front of the house and gardens wrapping around the side and rear. Our client has secured an onward purchase and early completion is available if required.

Holmfirth

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Accommodation



Entrance Hall

An open entrance porch leads to the front entrance door and into the hallway which features a central heating radiator and recessed cupboard.



Conservatory 13'2" x 10'3"

With windows on 3 sides overlooking the gardens and glazed entrance door.



Lounge 18'6" x 11'1"

A good sized lounge with dining area, featuring a window to the side overlooking the gardens, feature fireplace with living flame effect gas fire central heating radiator and sliding door into the conservatory.



Kitchen 11'6" x 8'6"

Fitted with a range of base units and wall cupboards with laminated worksurfaces, integrated double oven, electric hob, sink with mixer tap, plumbing for washing machine, central heating boiler, window to the side, additional entrance door to the garden and central heating radiator.



Shower Room 6'10" x 5'5"

With low flush wc and washbasin within a vanity unit, shower enclosure, obscure glazed window to the side, fully tiled walls and central heating radiator.



Bedroom 1 14' x 10'

A double bedroom with windows to the rear garden, fitted 4 door wardrobes / cupboards and central heating radiator.



Bedroom 2 9'6" x 8'9"

With window to the front and central heating radiator.

Store 9'5" x 4'4"

The front section of the original garage is retained as a storage space. With electric remote controlled shutter door.

Studio / Office 11'10" x 9'3"

Converted from the rear section of the garage with window and door to the rear garden.

OUTSIDE

There is a tarmac driveway in front of the building with space for a number of vehicles and an additional gated parking area beyond.

Gardens

The gardens wrap around the side and rear of the building and feature generous paved seating areas with a lawn and borders beyond.

Additional Information

The property is Freehold, Energy rating 65 (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 in-home with a range of suppliers.

Viewing

By appointment with Wm Sykes & Son.

Location

Follow the New Mill Road out of Brockholes towards New Mill, then turn right onto Rockmill Road. Turn left off here onto River Holme View. The property will be found in the corner of the first cul-de-sac on the left hand side.



Outside Front



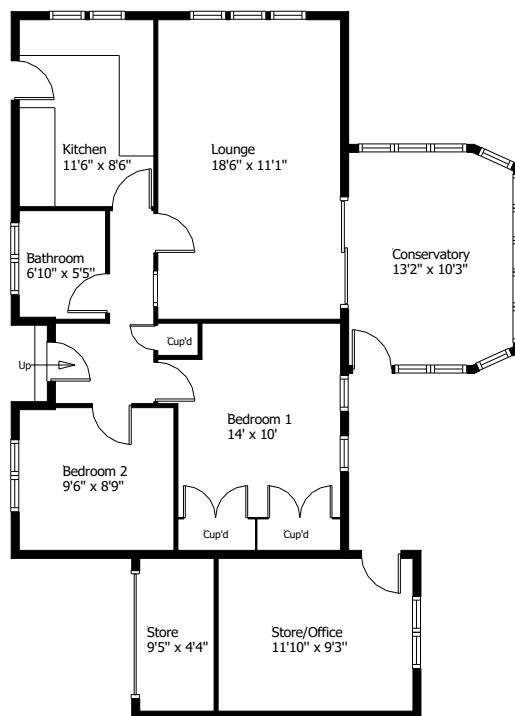


Outside Rear and Gardens





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