



43 Woodchurch View, Thongsbridge

Occupying a superb position at the head of a popular cul-de-sac with views to the front and woodland at the rear, this detached house is perfect for a growing family. It is located within easy access of Holmfirth High School, with Thongsbridge Tennis and Cricket Clubs also close by. The accommodation comprises: entrance hall, lounge, breakfast kitchen, dining room, downstairs wc, integral garage, landing, 4 good sized bedrooms, bathroom and en-suite. It has a gas central heating system, double glazed windows, a recently updated kitchen and multifuel stove in the lounge. Externally, there is generous parking to the front and side, a useful workshop / store and gardens to the side and rear. Viewing is recommended to appreciate the location and accommodation offered.

Holmfirth

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Slaithwaite

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Accommodation

GROUND FLOOR

Entrance Hall

With wooden entrance door, staircase to the first floor, featuring a glazed balustrade, storage cupboard under, central heating radiator and access to the garage.



Lounge

With bay window to the front enjoying the views, Dunsley multifuel stove, 2 central heating radiators.



Dining Room

With sliding patio door to the rear garden, laminated flooring and central heating radiator.



Kitchen



Kitchen

Fitted with a range of modern base units and wall cupboards with slimline worksurfaces, 1 1/2 bowl sink unit with mixer tap, integrated oven, induction hob, plumbing for washing machine and dishwasher, window and door to the rear, central heating radiator.



Downstairs WC

With low flush wc, wall hung washbasin, partly tiled walls, obscure glazed window to the side and central heating radiator.

Integral Garage

With remote control up and over door to the front, electric light and power supply.

FIRST FLOOR



Landing

Stairs lead to the first floor landing area.



Bedroom 1

A double bedroom with bay window to the front enjoying the views, fitted wardrobes with mirror doors and central heating radiator.



En-suite

With step up into the walking shower area with glazed screen, washbasin mounted upon the staircase bulkhead, low flush wc, heated towel rail and obscure glazed window to the front.



Bedroom 2

A double bedroom with window to the front enjoying the views, fitted wardrobe in recess with sliding doors, central heating radiator.



Bedroom 3

Again a double bedroom with window to the rear, fitted wardrobes and central heating radiator.



Bedroom 4

Another good sized bedroom with window to the rear, central heating radiator.



Bathroom



Bathroom

With 4 piece suite comprising low flush wc, pedestal washbasin, bidet and bath with shower over, obscure glazed window to the rear, half tiled wall, central heating radiator.



OUTSIDE

To the front and side of the house you will find a tarmac driveway with space to park up to 4 vehicles. There is also a wooden store / workshop and garden area to the left hand side of the building.



Rear Garden

The rear garden features a paved patio and raised artificial lawn. It enjoys a pleasant backdrop with mature woodland beyond and a private gate gives access straight out to the footpath – ideal for setting out walking.

Additional Information

The property is Freehold, Energy rating 72 (Band C), Council tax band E.

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.

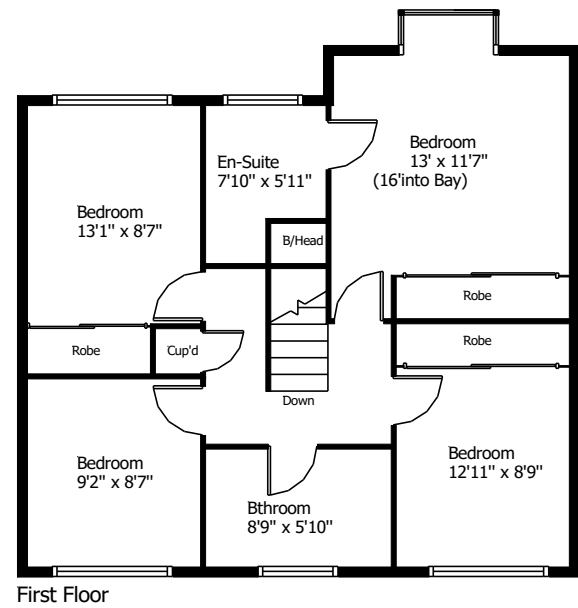
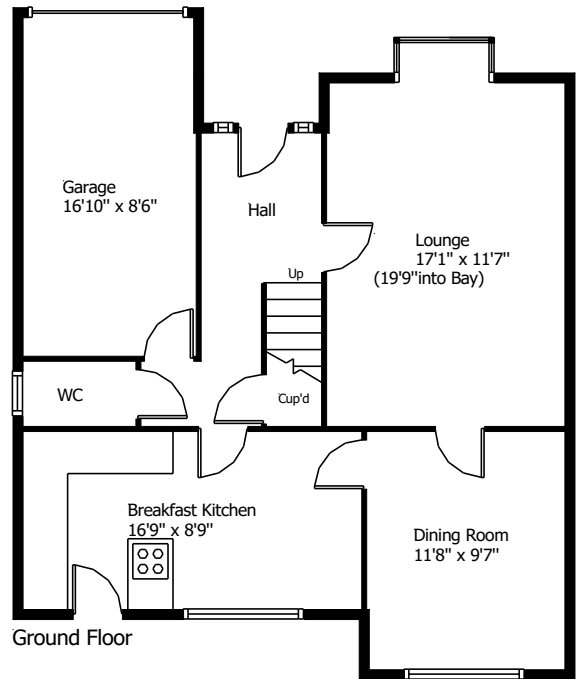
Viewing

By appointment with Wm Sykes & Son.

Location

Take the Huddersfield Road out of Holmfirth and after approximately 1 mile turn right down Miry Lane. Continue up Miry Lane and Woodchurch View will be found on the right hand side and the property is at the top of the cul-de-sac.

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