



1 Elm Avenue, Thongsbridge

This superb stone built end-terraced property enjoys a popular residential location, a short walk from Holmfirth High School and is ideal for a young family. The flexible internal accommodation comprises: entrance hall, lounge, dining / living room, dining kitchen, utility, landing, 4 bedrooms, bathroom, dressing room, en-suite and a large attic room (accessible via retractable ladder). It has a gas central heating system, uPVC double glazing and modern fittings. Externally, there is a generous tarmac parking area to the front and a lawned garden at the rear. Internal viewing is essential to fully appreciate this outstanding home.

Holmfirth

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Accommodation

GROUND FLOOR

Entrance Hall

With upvc entrance door, staircase leading to the first floor, central heating radiator.



Lounge

13'6" x 13'2"

With window to the front elevation, access to the recessed understairs storage cupboard, central heating radiator.



Dining Kitchen

16'9" x 9'4"

This generously sized room features a good range of modern base units and wall cupboards with laminated worksurfaces, integrated fridge freezer, double oven, microwave, 4 ring gas hob with extractor over, stainless steel sink unit with mixer tap, breakfast bar, tiled splashbacks, laminated tiled floor, window and French doors to the rear elevation, inset spotlights to the ceiling and central heating radiator.



Utility **10'6" x 5'7"**
Featuring a 1 1/2 stainless steel sink unit with mixer tap, plumbing for automatic washing machine, rear entrance door, central heating radiator. Door to the dining room.



Dining / Living Room **16'11" x 10'6"**
A good sized second reception room with window to the front, 2 windows to the side, inset spotlights to the ceiling and central heating radiators. There is also an additional access to the understairs storage area.

FIRST FLOOR



Landing
With doors leading off.



Bedroom 1 **13'2" x 10'6"**
With windows to the front and side, central heating radiator.

Dressing / Wardrobe
A recessed walk in wardrobe with shelving, drawers and hanging rails.



En-suite 7'8" x 4'7"

Featuring a modern 3 piece suite in white comprising of a double sized shower cubicle, semi pedestal washbasin and wc, half tiled walls, inset spotlights, extractor and central heating radiator.



Bedroom 3 9'3" x 8'8"

With window to the rear enjoying the views, central heating radiator and access to the loft via a retractable ladder.



Bedroom 2 13'5" x 9'7"

A double bedroom with window to the front and central heating radiator.



Bedroom 4 9'11" x 6'10" (includes bulkhead)

With built in cupboard over the bulkhead, window to the front, central heating radiator.



Bathroom 7'8" x 6'2"

A superb bathroom which features a modern three piece suite in white comprising of a bath, semi pedestal washbasin and wc, tiled walls, tiled floor and central heating radiator.



Attic Room 25'10" x 11'3"

This large attic room is accessed via a retractable ladder from bedroom 3. It features 3 velux rooflights to the angled ceiling and 2 central heating radiators.



OUTSIDE

To the front of the house there is a tarmac driveway / parking area providing ample space for a number of vehicles and EV charger. A path gives access to the side.



Rear Garden

To the rear of the property there is a tarmac pathway / seating area overlooking the garden – note that the adjoining house has a right of access over this to the rear of their property. Steps lead down to a generous enclosed with lawn and garden shed.

Additional Information

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

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

Viewing

By Appointment with Wm. Sykes & Son.

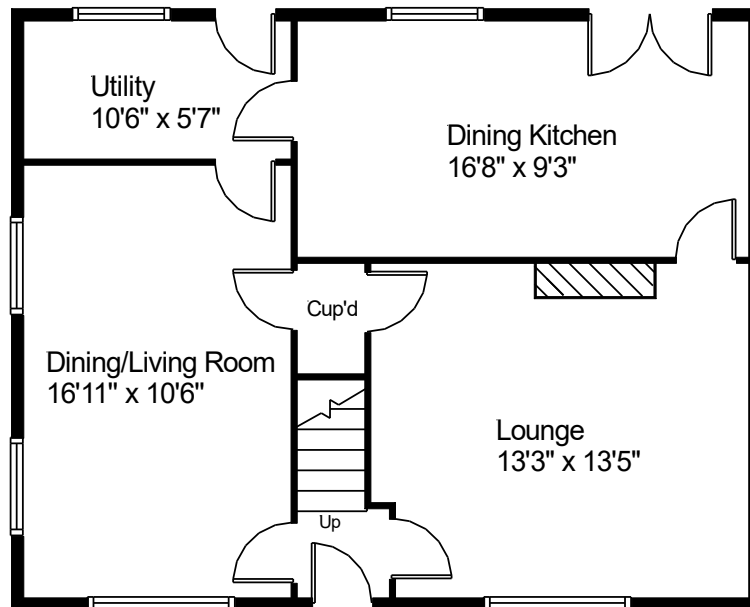
Location

Take the Huddersfield Road out of Holmfirth for approximately 2/3 mile. Turn right at the Post Office down Miry Lane and back up to the top of the hill where the road levels out. Turn left off this road onto Woodlands Avenue. Elm Avenue is on the right hand side.

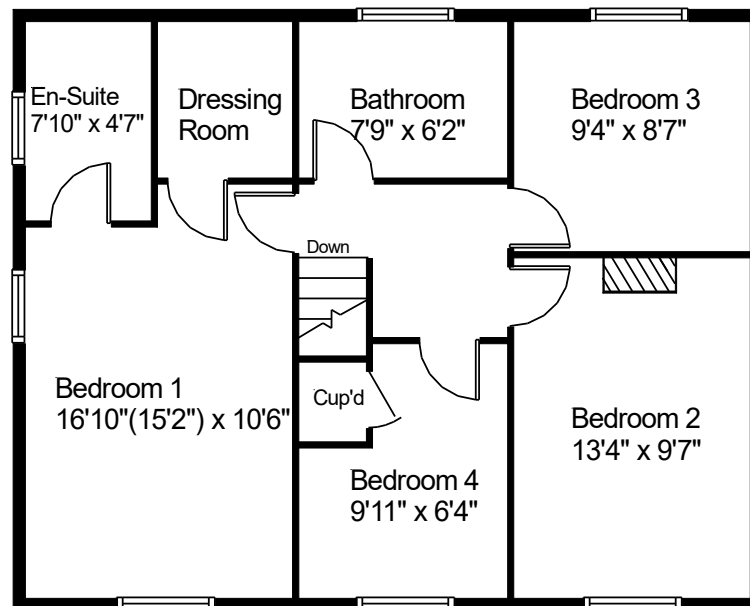


Rear Garden

1 Elm Avenue, Thongsbridge



Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.
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