



## 86 Town End Road, Wooldale

A tastefully extended semi-detached bungalow, occupying a pleasant village setting with views to the front. The property also benefits from gardens to the front and rear, wooden garden room and large shed, generous parking and a detached garage. Internally, it comprises: side entrance / utility, dining kitchen, lounge, 2 bedrooms and a shower room. The property is well presented throughout and has a gas central heating system, double glazing and modern fixtures and fittings. The rear of the property is accessed down a shared private lane away from the road and there are pleasant views to the front. Internal viewing is essential.

### Holmfirth

38 Huddersfield Road,  
Holmfirth HD9 3JH  
01484 683 543  
holmfirth@wmsykes.co.uk

[wmsykes.co.uk](http://wmsykes.co.uk)

### Slaithwaite

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
slaithwaite@wmsykes.co.uk

## Accommodation



### Side Entrance / Utility

A useful and welcoming space which features an entrance door to the side of the house, recessed cloaks and storage cupboards, central heating radiator, tiled floor and utility area with plumbing for washing machine.



### Dining Kitchen



### Dining Kitchen

Benefitting greatly from the rear extension with a kitchen area at one end and a living / dining area at the other. The kitchen area features a good range of shaker style units with laminated worksurfaces, integrated double oven, 4 ring gas hob, dishwasher and sink unit with mixer tap. The modern units are complimented by shelving made out of re-claimed scaffold planks. There are windows to either side and glazed double doors out into the garden, laminate flooring, 2 central heating radiators and a log burning stove.



### Inner Hall

A small lobby off the entrance hall with loft access hatch.



### Lounge

With window to the front and side, front entrance door, laminated flooring, inset living flame effect gas fire and central heating radiator.



### Bedroom 1

A double bedroom with window to the front enjoying the views, laminated flooring, free standing 4 door wardrobes and central heating radiator.

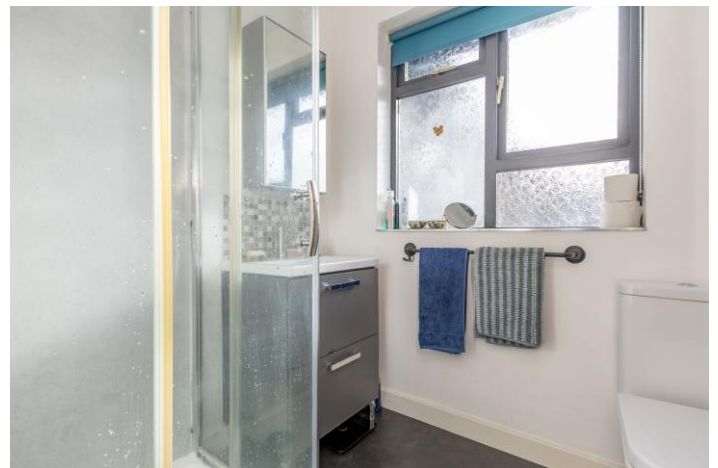


### Bedroom 2



### Bedroom 2

A smaller double bedroom with window to the rear, free standing wardrobes, laminated flooring and central heating radiator.



### Shower Room

With low flush wc, vanity washbasin and shower enclosure, obscure glazed window to the rear and heated towel rail.



### OUTSIDE

To the front of the house there is a terraced garden which is gravelled and planted with steps leading up from Town End Road.



### Garage and Parking

Beyond the garden there is a gravelled parking area for 2 vehicles accessed via a shared driveway from Wooldale Road. There is also an additional single garage located lower down within the courtyard area at the bottom of this driveway.



### Rear Garden

A path to the side leads to the rear garden which is lawned with borders and raised beds. There is a wooden garden shed and also a recently constructed garden room with rustic wooden cladding.

### Additional Information

The property is Freehold, Energy rating 66 (Band D), Council tax band C.

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

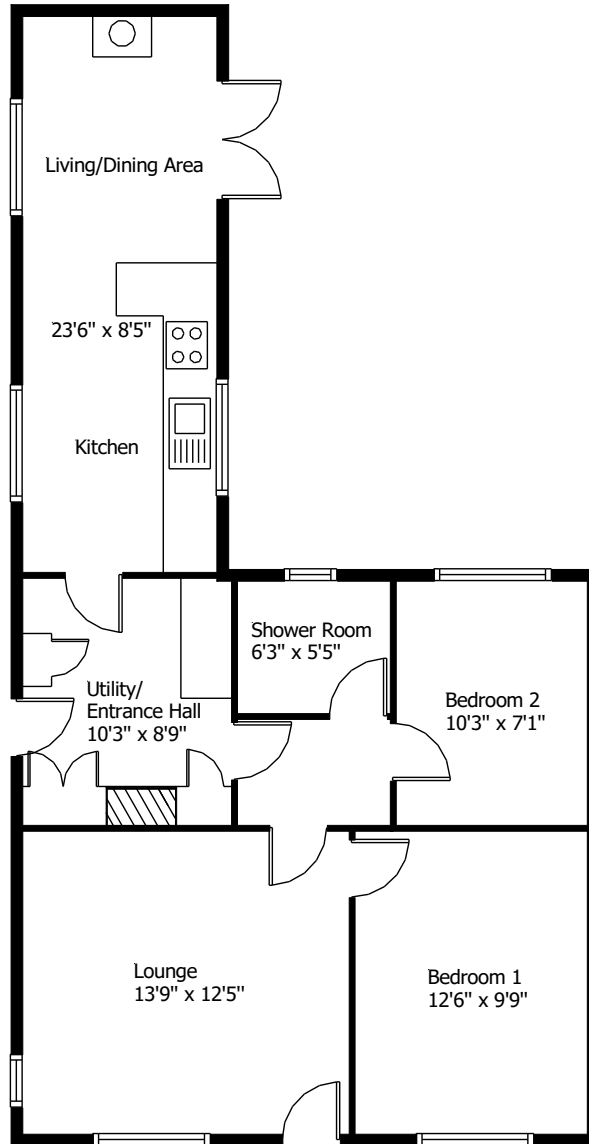
## Viewing

By appointment with Wm Sykes & Son.

## Location

Follow Station Road out of Holmfirth and turn right onto Town End Road towards Wooldale. Turn right onto Wooldale Road and there is a driveway on the left hand side between the houses leading down to the rear of the bungalow.

### 86 Town End Road, Wooldale



This floor plan is for illustrative purposes only and may not be to scale.  
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.  
No responsibility can be accepted in respect of this information by "Plan-it Design"  
© Floor Plan by "Plan-it Design".  
Unauthorised reproduction prohibited.  
planitdesign2017@gmail.com

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Holmfirth

38 Huddersfield Road,  
Holmfirth HD9 3JH  
01484 683 543  
holmfirth@wmsykes.co.uk

wmsykes.co.uk

## Slaithwaite

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
slaithwaite@wmsykes.co.uk