



3 Digley Cottages, Holmbridge

Enjoying a breathtaking rural location with stunning views and in close proximity to the picturesque Digley Reservoir, this superb mid terraced house must be viewed to be fully appreciated. It has been extensively renovated by the present owners and finished to a high standard with a small extension to the front. The accommodation comprises: entrance porch, large lounge, dining kitchen, landing, 3 bedrooms and a house bathroom. It has uPVC double glazed windows, electric central heating system and quality modern fittings. Externally, there is an enclosed garden to the front and a larger terraced garden to the rear. The property is offered for sale with no vendor chain.

Holmfirth

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Accommodation:

GROUND FLOOR

Entrance Porch

With composite entrance door and window to the front, tiled floor and column radiator.



Lounge

A good sized living room which benefits from the extension to the front with 2 velux rooflights to the angled ceiling, glazed double doors and windows to the front enjoying the views, oak flooring, chimney breast with timber lintel and multifuel burning stove, column radiator. Stairs with low level lighting and a storage cupboard under lead to the first floor.

13'9" (18'9" max) x 16' (19'3" max)

3 Digley Cottages, Holmbridge, Holmfirth, HD9 2QD



Dining Kitchen

19'3" x 8'8"

Fitted with an excellent range of units with wooden doors and silestone worksurfaces, integrated oven, microwave oven, induction hob with extractor over, full height fridge and freezer, dishwasher, 1 1/2 bowl ceramic sink with mixer tap, window and double doors to the rear, underfloor heating and inset spotlights to the ceiling.

FIRST FLOOR



Landing

Stairs lead to the first floor landing, which features a wooden handrail surround and wire balustrading, loft access hatch.



Bedroom 1

11'11" x 11'3"

A double bedroom with window to the front enjoying the spectacular views, fitted wardrobes, oak flooring, column radiator and inset spotlights to the ceiling.



Bedroom 2

11'8" x 11'

Used by the present owners as their bedroom, with window to the rear overlooking the gardens and beyond, fitted wardrobes and drawers, oak flooring, column radiator and inset spotlights to the ceiling.



Bedroom 3 **8'5" x 8'**

A single bedroom which is fitted out for use as a study, with built in cupboards, drawers, shelving and desk unit, column radiator, oak flooring and window to the front enjoying the views.



Bathroom **7'4" x 5'9"**

With wet room style shower enclosure, wall hung washbasin, low flush wc, fully tiled walls, tiled floor, heated towel rail and column radiator.

OUTSIDE



To the front of the house, there is a pleasant enclosed garden which is paved for ease of maintenance and provides the ideal place to sit out and admire the views.



Rear Garden

The larger rear garden features a concreted yard area outside the rear door with steps up to a terraced garden, which features lawns, raised beds borders and a hen run.



Parking / Garage

The 4 properties within Digley Cottages are enclosed in front by land belonging to Yorkshire Water. This includes the driveway, parking areas and a single garage plot, which is held on a rental agreement for each property. There is also a grassed area beyond the driveway. We understand that discussions are in place to purchase this land outright.

Services

The property is connected to mains water and electricity. Drainage is to a shared septic tank on land owned and managed by Yorkshire Water.

Additional Information

The property is Freehold; Energy rating 56 (Band D); Council tax band B.

Our online checks show that Ultrafast Fibre (FTTP) broadband is currently being built in the area, 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 Holmbridge on the A6024 Woodhead Road. At the Pickled Pheasant pub turn right onto Field End Lane. Follow this road along then bear left when the road splits and becomes Bank Top Lane. Digley Cottages is on the right hand side just as you reach the reservoir.



Aerial Views



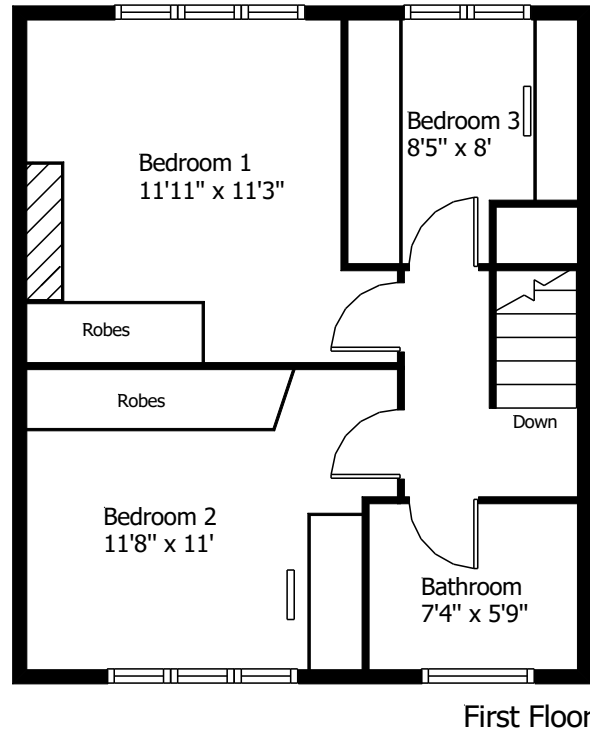
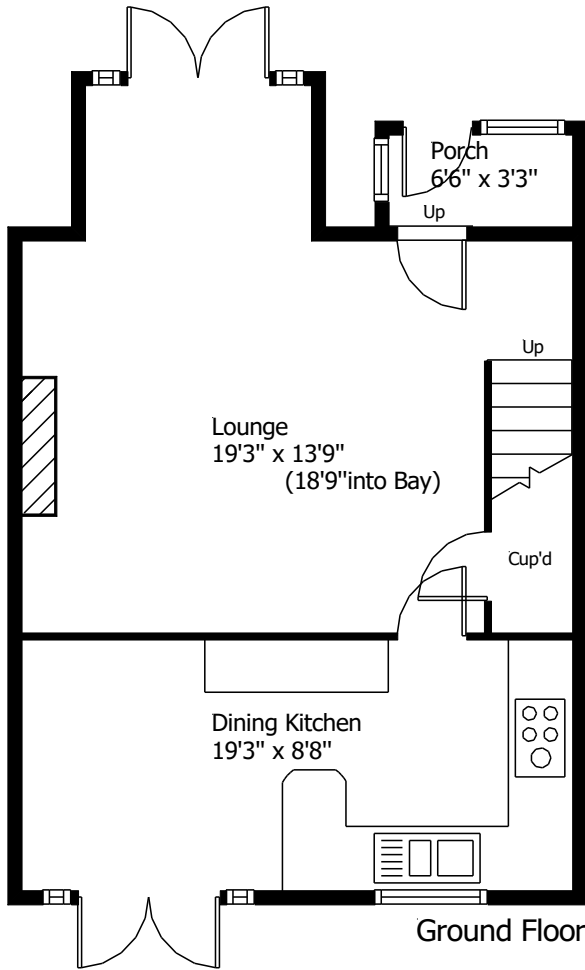
Outside Front



Rear Garden



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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"

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