Wm Sykes & SON EST. 1866

Offers Over

£335,000

8 The Bridges, Thongsbridge

Enjoying a pleasant position on this popular modern cul-de-sac, this stone built three storey end terraced house is perfectly located for access to Holmfirth High School. It is presented to an excellent modern standard and has been well maintained by our clients since they purchased it from new. The accommodation comprises: entrance hall, large lounge, kitchen, utility room, downstairs wc, landing, 3 first floor bedrooms, en-suite and house bathroom with a further large double bedroom with en-suite on the second floor. It has a gas central heating system, uPVC double glazing and modern fittings throughout. Externally, there is a parking for 2 cars in front with an EV charger and a pleasant enclosed garden at the rear.

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Slaithwaite
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Accommodation:

GROUND FLOOR

Entrance Hall
With composite door to the front, oak flooring, stairs to the first floor and central heating radiator.

Lounge 16'7" x 12'10"
A good sized living room with tall windows to the front, 2 central heating radiators and opening to the dining kitchen.

Dining Kitchen **10'3" x 10'4"**

Featuring fitted units along 2 walls allowing space for a dining table, glazed double doors (with fitted blinds) to the rear garden, oak flooring, inset spotlights to the ceiling and central heating radiator. The units are finished with laminated worksurfaces and feature a 1 ½ bowl sink unit with mixer tap, integrated oven, induction hob with extractor, fridge freezer and dishwasher.

Utility 7'4" x 5'8"

Located next door to and used in conjunction with the kitchen, fitted with matching units. It has a central heating boiler, plumbing for washing machine, oak flooring, rear entrance door to the garden and central heating radiator.

Downstairs WC

Accessed via a door from the utility. With low flush wc, vanity washbasin, heated towel rail, oak floor, spotlights to the ceiling and extractor.

FIRST FLOOR

Landing

Stairs from the hall lead to the first floor landing area where there is a useful recessed storage cupboard, central heating radiator and further staircase to the second floor.

Bedroom 2 10'5" x 8'7"

A double bedroom, used by our clients as their bedroom, with window to the rear and central heating radiator.

En-suite 5'10" x 5'3"

With three piece suite in white comprising low flush wc, wall hung washbasin and shower enclosure, partly tiled walls, tiled floor, heated towel rail, extractor and inset spotlights to the ceiling.

Bedroom 3 **10'3" x 8'6"**

Another double bedroom with windows to the front, laminated flooring and central heating radiator.

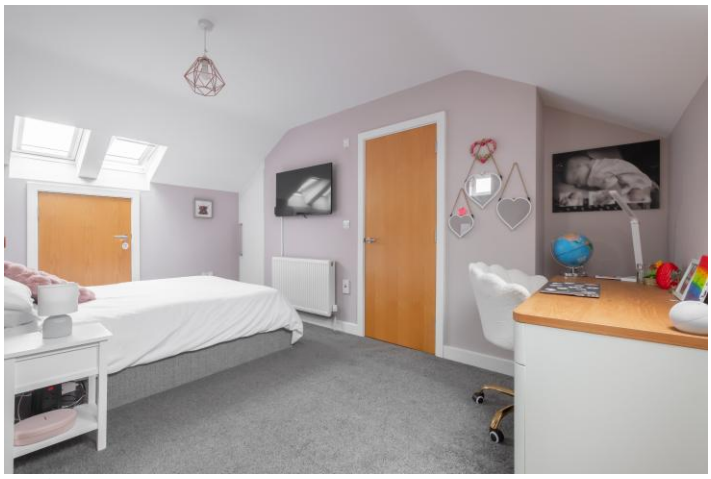
Bedroom 4 **10'4" x 7'5"**

A good sized single bedroom with is currently used as an office. With window to the rear, fitted wardrobes and central heating radiator.

Bathroom **7'3" x 5'7"**

A well appointed house bathroom with low flush wc, wall hung washbasin, bath with mixer shower over, obscure glazed window to the rear, partly tiled walls, heated towel rail, inset spotlights to the ceiling and extractor.

SECOND FLOOR



Bedroom 1 — 15'3" x 16'2" overall

Note measurement includes the staircase and en-suite. A good sized bedroom which features velux rooflights to the angled ceiling facing the front and rear of the building, further window above the stairs and a smaller high level window. Access to the under eaves storage areas, built in wardrobe with clothing rails and central heating radiator.

En-suite — 9'11" x 2'11"

With three piece suite in white comprising low flush wc, vanity washbasin and shower enclosure, partly tiled walls, heated towel rail, inset spotlights to the ceiling and extractor.

OUTSIDE

To the front of the house, there is a block paved driveway with space to park 2 cars. An Electric Vehicle Charging Point is mounted to the side of the house.

Garden

Garden

To the rear of the house is a pleasant enclosed garden with paved patio area and lawn enclosed by a stone wall topped by wooden fencing, with an access gate at the side.

Additional Information

The property is Freehold; Energy rating 79 (Band C); Council tax band D.

Our online checks show that Ultrafast Fibre (FTTP) broadband, and mobile coverage is predicted to be good outdoor and variable in-home with a range of suppliers.

Viewing

By Appointment with Wm Sykes & Son.

Location

Take the A635 Station Road / New Mill Road out of Holmfirth, after approximately 1 mile and after passing the sharp right hand bend in the road, turn down Heys Road. The development will be found at the bottom of the hill at the junction with Miry Lane, just below Holmfirth High School.

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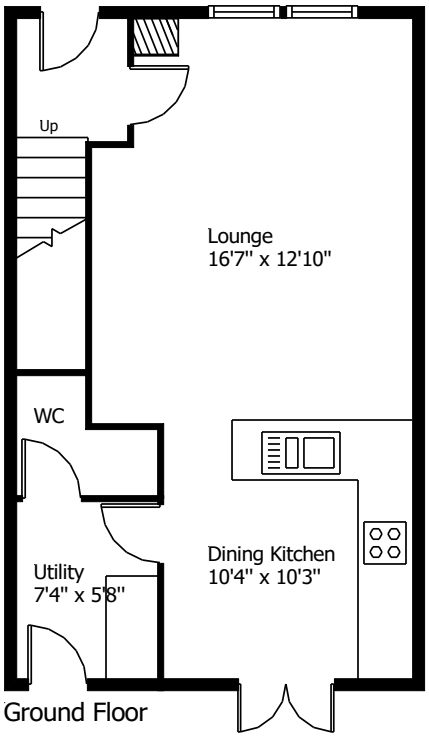
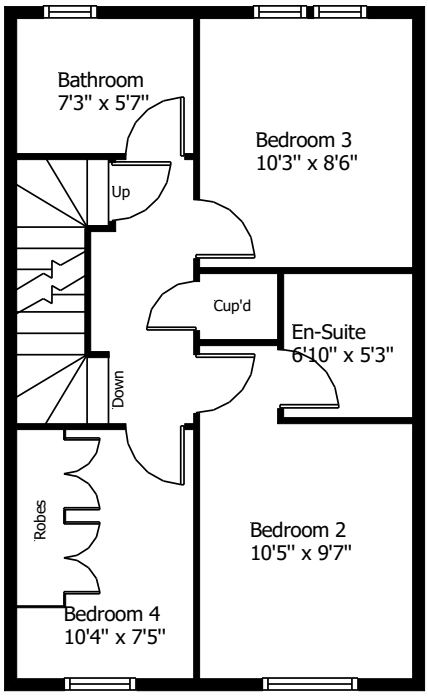
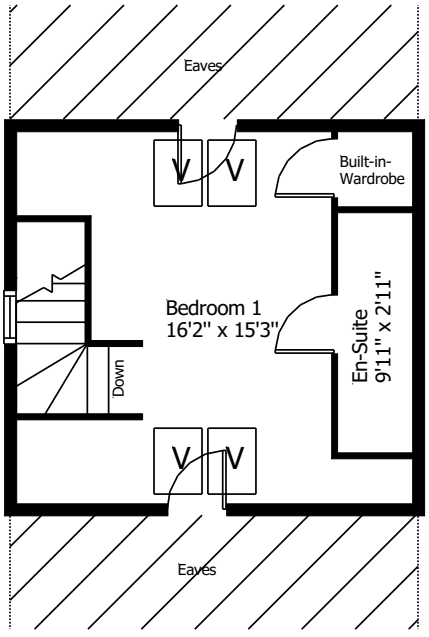


Ground Floor



First Floor



Second Floor

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.
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