



11 Parklands, Holmfirth

Enjoying a superb location which is just a short walk from the centre of Holmfirth, this stone built end terraced property has generous gardens and exceptional views. It comprises: entrance hall, lounge, dining kitchen, pantry, landing, 3 bedrooms and bathroom. Whilst it has been re-roofed in 2025 and has uPVC double glazing, we expect that the new owner will need to carry out some renovation work including rewiring and the installation of central heating. Externally, there are pleasant gardens to the front and rear along with an additional allotment plot beyond. For sale with no upper chain.

Holmfirth

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Slaithwaite

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Accommodation:

GROUND FLOOR

Entrance Lobby

The day-to-day entrance is at the rear, via this open entrance porch where there is door into the kitchen and additional door into the coal store.



Dining Kitchen

13'1" x 9'5"

Fitted with a basic range of fitted units with laminated worksurfaces, plumbing for a washing machine, stainless steel sink, free standing cooker, built in electric heater, window to the rear and pantry cupboard.



Lounge

13'5" x 13'6"

A good sized living room with window to the front enjoying the views, chimney breast with feature fireplace and electric heater.

Entrance Hall

With uPVC door to the front garden, electric heater, stairs to the first floor.

FIRST FLOOR



Landing

With window to the side and loft access.



Bedroom 2

9'5" x 9'1"

A smaller double bedroom with window to the rear and electric heater



Bedroom 3

6'6" x 9' overall

A single bedroom with window to the front enjoying the views and electric heater.



Bedroom 1

13'5" x 10'1"

A double bedroom with window to the front enjoying the views, chimney breast with feature cast iron fireplace, electric heater.



Bathroom

7'6" x 6'1"

With low flush wc, pedestal washbasin and bath with shower over, airing cupboard and obscure glazed window to the side.

OUTSIDE



The day-to-day access is at the rear of the house where there is a gate from Upperthong Lane and path leading down through the garden to the rear entrance door. A path at the side provides access to the front of the house.



Front Garden

In front of the house is a further pleasant, south facing, enclosed lawned garden. An access path runs between here and the allotment, providing access for the other owners in the row. The allotment offers further opportunities to be enjoyed as an additional garden or vegetable plot depending upon the needs of the next owner.



Allotment



Aerial Views

Rights of Access

As referred to above, other properties in the row enjoy access over the path which runs between the garden and allotment. This path eventually leads down to Greenfield Road.

Parking

There is no allocated parking but on street parking is available on Upperthong Lane.

Additional Information

The property is Freehold; Energy rating 43 (Band E); Council tax band A.

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.

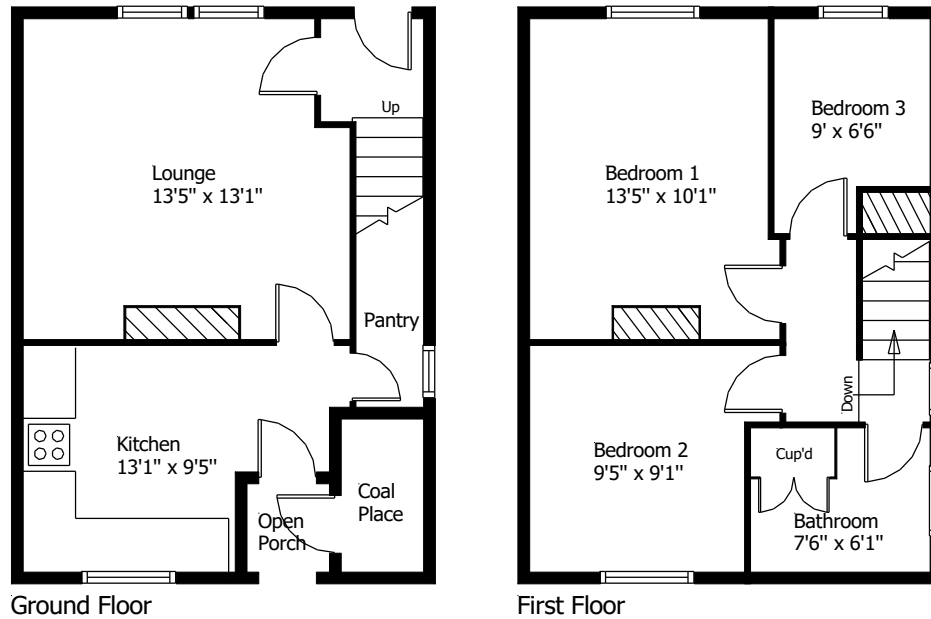
Viewing

By appointment with Wm Sykes & Son.

Location

From the centre of Holmfirth, head up Upperthong Lane (by Ashley Jacksons Studio). Continue up here, noting the narrow access and the property will be found on the left. It can alternatively be accessed by going up Greenfield Road, then turning right onto Parkhead Lane. At the top of here, turn right onto Upperthong Lane and the property is on the right going down the hill.

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