



## 12 Spring Lane, Holmfirth

Located approximately 1 mile from the centre of Holmfirth and its amenities, this detached true bungalow is a rare property to find on the open market. It comprises: side entrance hall, lounge, kitchen, 3 bedrooms (one used as a dining room) and shower room. It is generally well presented with gas central heating and uPVC double glazing but would benefit from a scheme of additional renovation and updating of fittings. Externally, there is a low maintenance garden to the front with a block paved driveway leading to the single garage. At the rear is a larger enclosed garden area which is again landscaped for easy maintenance and enjoys pleasant views.

### Holmfirth

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### Slaithwaite

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## Accommodation:



### Entrance Hall

With composite door to the side, laminated flooring and central heating radiator.



### Lounge

15'4" x 10'9"

With window to the front, feature fireplace with living flame effect gas fire and marble hearth, built in shelving and central heating radiator.



### Kitchen

10'4" x 9'10" overall

With windows to the front and side, fitted base units and wall cupboards with laminated worksurfaces, breakfast bar, 1 1/2 bowl stainless steel sink unit with mixer tap, free standing cooker, plumbing for washing machine, recessed cupboard housing the gas meter etc and a pantry cupboard.



### Bedroom 1



**Bedroom 1** 12'4" x 10'11"  
A double bedroom with window to the rear, fitted wardrobes and central heating radiator.



**Bedroom 3** 10'11" x 6'5"  
A large single bedroom or dining room. With window to the side and central heating radiator.



**Bedroom 2** 9'8" x 9'2" (12'11" max)  
Another double bedroom with window to the rear, recessed wardrobe with sliding doors, central heating radiator.



**Shower Room** 6'2" x 5'6"  
With modern suite in white comprising low flush wc, pedestal washbasin and shower enclosure, obscure glazed window to the side, tiled floor, heated towel rail, fully tiled walls, tiled floor and extractor.

## OUTSIDE



In front of the house there is a low maintenance garden area. A block paved driveway leads to the attached garage.

## Garage

16'6" x 11'11"

With up and over garage door and personal access door to the front, electric light and power supply, window and door to the rear.



## Rear Garden

To the rear of the house is a further enclosed garden area which is again landscaped for easy maintenance and features a paved seating area and a garden area with planted borders beyond.

### Additional Information

The property is Freehold; Energy rating 63 (Band D); Council tax band C.

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

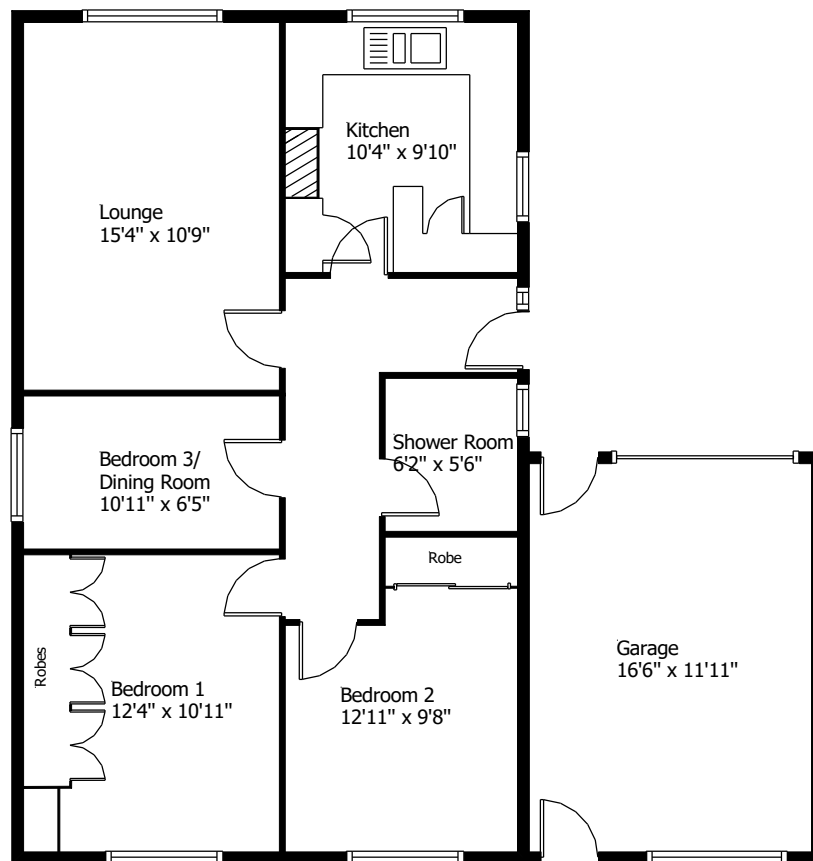
### Viewing

By appointment with Wm Sykes & Son.

### Location

From the centre of Holmfirth follow the A635 Greenfield Road for approximately 1 mile. Turn left down Spring Lane, just before leaving Holmfirth. The property is to be found on the left hand side.

12 Spring Lane, Holmfirth



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