



## 25 Greenfield Road, Holmfirth

Occupying a convenient location close to the centre of Holmfirth, this stone built end terrace house offers larger than expected accommodation which must be viewed to be appreciated. The accommodation comprises: entrance hall, dining kitchen, lounge, landing, 2 double bedrooms, bathroom and attic room. There are also 2 large cellar rooms beneath the property. It has uPVC double glazing and gas central heating with modern fixtures and fittings. The property is entered via its frontage to Modd Lane where there is a small decked seating area in front of the house. Offered for sale with vacant possession and no vendor chain.

### Holmfirth

38 Huddersfield Road,  
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### Slaithwaite

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## Accommodation:

### GROUND FLOOR

#### Entrance Hall

With uPVC entrance door to Modd Lane, internal door to the kitchen, further door and stairs leading to the cellars.



#### Dining Kitchen

11'7" x 11'4"

A generous dining kitchen which features a wonderful original stone floor, window to the rear inset spotlights to the ceiling and central heating radiator. It has recently had a modern kitchen installed with fitted base units and wall cupboards, laminated worksurfaces, sink, integrated oven, induction hob with extractor over.

#### Lobby

With stairs to the first floor and door into the lounge.



#### Lounge

16'5" x 10'1"

A good sized living room with windows to the front of the building (Greenfield Road elevation), chimney breast with feature fireplace and central heating radiator. Note that the original entrance door to this elevation has been replaced with a fixed panel.

#### CELLARS

Stairs lead down to the large cellars.

#### Cellar 1

13' x 11'3"

With sink unit and opening to the former coal cellar beneath the stairs.

#### Cellar 2

11'6" x 9'10"

With stone table.

## FIRST FLOOR



### Landing

With window to the rear, spindle balustrade around the stairs and further enclosed stairs leading to the attic room.



### Bedroom 2

11'10" x 10'2"

With fitted cupboards to either side of the chimney breast, window to the rear and central heating radiator.



### Bedroom 1

10'7" x 10'2"

A double bedroom with window to the front, fitted cupboard to one side of the chimney breast, central heating radiator.



### Bathroom

5'5" x 6'11" (9'6" max)

With three piece suite in white comprising low flush wc, vanity washbasin and bath with shower over, obscure glazed window to the front, partly tiled walls and heated towel rail.

## SECOND FLOOR



### Attic Room **15' x 14'11"**

A useful attic room (understood to pre-date building regulations) which is accessed via stairs from the landing. This is a good sized room, albeit with limited head height into the eaves. It features a velux rooflight to the angled ceiling and central heating radiator.



## OUTSIDE

There is a small enclosed decked area directly to the rear (Modd Lane) elevation of the property. Note that this area is not included within the property title but has been used by occupants of the property throughout our client's ownership (since 2001).

### Additional Information

The property is Freehold; Energy rating 62 (Band D); 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 in-home with a range of suppliers.

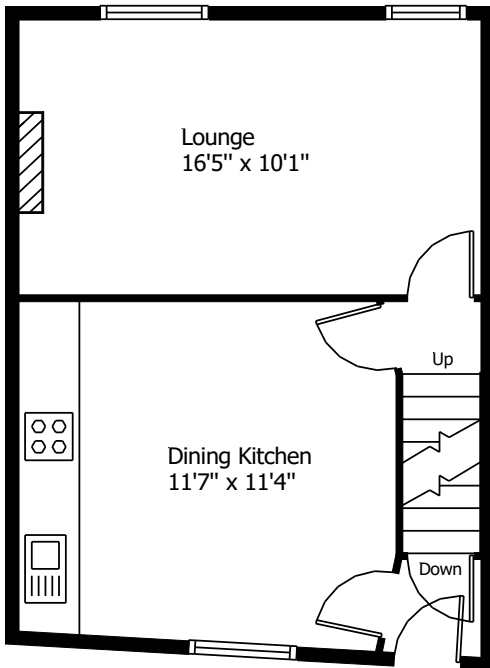
### Viewing

By appointment with Wm Sykes & Son.

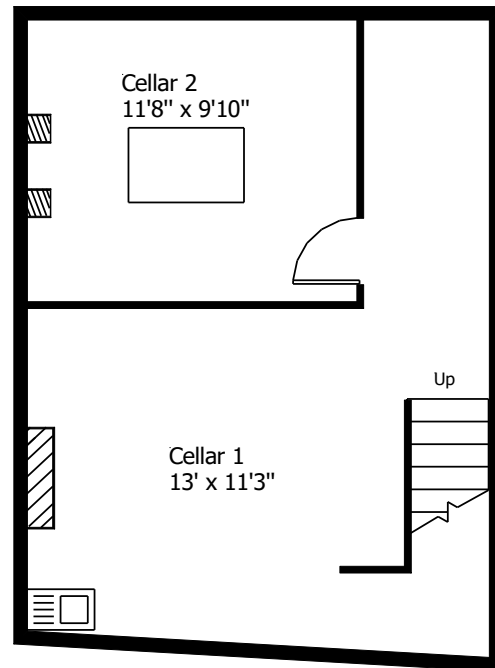
### Location

Head out of Holmfirth on Woodhead Road, rather than turning up Greenfield Road we advise viewers to take the next left up Modd Lane where the main entrance to the house will be found on the right hand side.

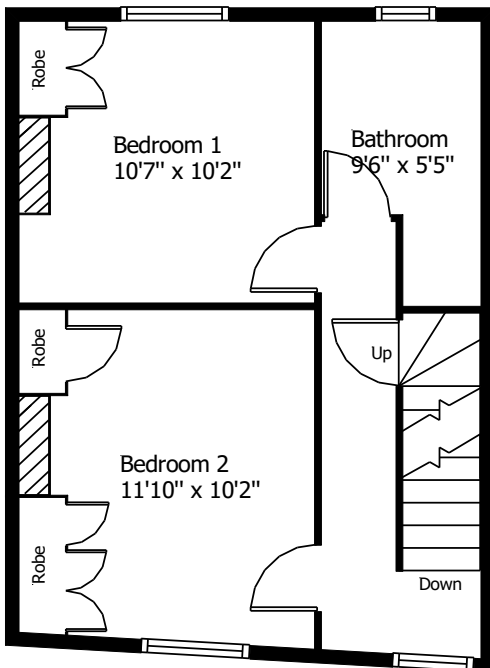
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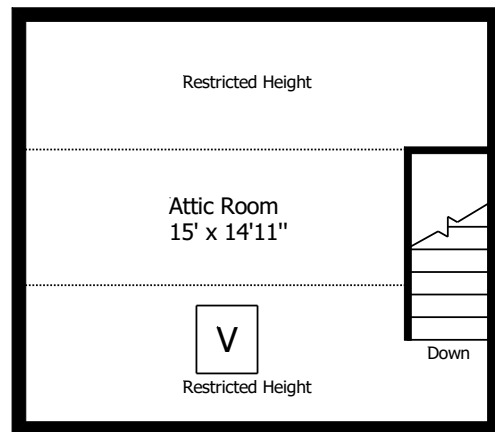
Ground Floor



Cellar



First Floor



Second Floor

This floor plan is for illustrative purposes only and may not be to scale.  
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