



## 30 Miry Lane, Thongsbridge

Located to the side of Miry Lane, on the ever-popular row of stone-built period terraced houses, is this deceptively spacious four storey property, that offers a river aspect with open ground beyond. The accommodation briefly comprises: front and rear entrance vestibules, lounge, lower ground floor dining kitchen, first floor double bedroom, study area and an attic level, that is currently split into two, which the owners use as bedrooms. Buyers may consider reconfiguring this space, subject to the necessary consent and work, but the four-floor accommodation offers flexible and appealing living space. The property benefits from double glazing and gas fired central heating. It is conveniently located close to local amenities, Aldi supermarket a few minutes' walk away, Holmfirth centre a little over one mile away, and nearby highly regarded schools. Viewing is the only way to appreciate the scale and standard of what is on offer.

### Holmfirth

38 Huddersfield Road,  
Holmfirth HD9 3JH  
01484 683 543  
holmfirth@wmsykes.co.uk

[wmsykes.co.uk](http://wmsykes.co.uk)

### Slaithwaite

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
slaithwaite@wmsykes.co.uk

## Accommodation

### GROUND FLOOR

#### Front Entrance Vestibule

Access is gained via a double-glazed stable style door; stairs rise to the first floor and there is a central heating radiator. This entrance is directly from the garden and formally the front of the property.



#### Lounge

The lounge boasts a period style multi fuel burning stove set up on a raised stone hearth with stone surround and mantle. There are two central heating radiators, decorative ceiling rose and double-glazed window offering a particularly impressive outlook onto the property's front garden and beyond.

**15' 3" x 15' 2" max**

### Rear Entrance Vestibule

Access is gained via a double-glazed stable style door, stairs descend to the lower ground floor, and a door leads into the lounge. This area is home to the property's electric meter. This entrance is from the lane at the back of the houses on this section of Miry Lane.

### LOWER GROUND FLOOR



### Dining Kitchen

This good-sized room has units to the low level with a ceramic style sink unit and mixer tap over, plumbing for an automatic washing machine, central heating radiator, inset spotlights to the ceiling and free-standing New World range style cooker with gas hob and extractor fan over. There is also useful under stairs storage space, and a double-glazed window giving a low level view of the garden.

**18' 5" x 14' 8" overall max**

## FIRST FLOOR

### Landing

The landing area has a double-glazed window with a rear aspect, central heating radiator and doors lead off.



### Bathroom 11' 4" x 5' 4" max

Comprising of a three-piece suite in white including a low-level flush WC, pedestal hand wash basin and a freestanding bath with shower attachment. The room is tiled in the main to half height, has an obscure double-glazed window, a tall feature radiator and a cupboard that houses the property's gas fired central heating boiler.

### Study Area

In the lobby/study area, stairs rise to the attic level. The flooring is sanded and varnished floorboards, there is a central heating radiator, double-glazed window offering fantastic views over the garden, river and land beyond. Here the door gives access through to the principal bedroom and this area has scope to be used as a study space.



### Bedroom 1 11' 4" x 9' 11" max

This double bedroom has sanded and varnished floorboards, panelling to half height, central heating radiator and built-in wardrobes to the left-hand side of the chimney breast. The double-glazed window again offers views over the garden, river and beyond.

## SECOND FLOOR

### Attic Level

Here there is useful storage under the eaves both to the left and the right, and doors give access to the two attic rooms.



### Attic Room 1 12' 7" x 7' 7" max

Used by the current owners as a bedroom, there is a central heating radiator and double-glazed window offering the same pleasant outlook as the bedroom below. It should be noted that there's a degree of restricted head height and a beam to the ceiling.



### Attic Room 2 12' 7" x 7' 7" max

Of a very similar proportion to the other attic room, this room has a central heating radiator. It should be noted that this room does not have a window, but potential buyers may consider subject to the necessary work and consent adding a Velux window. The current owners use this as a bedroom.

### Please Note

The second floor of the property was originally one large attic bedroom. This has been subdivided by the present owners and building regulations are not in place for the works carried out.

## OUTSIDE



### Garden

The main garden area is predominantly flat with a couple of steps down where the window is to the lower ground floor. Steps lead down to the paved area where there is a right of access for neighbouring properties. There is established planting in pots and the aspect to the river below, mature trees and further green space. There is an outside tap and external lighting.

### Additional Information

The property is Freehold; Energy rating 7 (Band G); Council tax band B.

Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

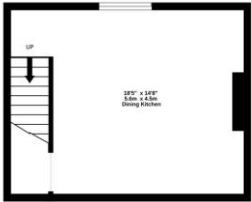
### Viewing

By appointment with Wm. Sykes & Son.

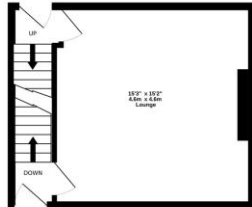
### Directions

Where Huddersfield Road becomes Woodhead Road turn down Miry Lane with signposts to the tennis club. Passing Donaldson's Vets on your left bear left and as the road straightens no. 30 is on the row off the road to the right. For reference, please park at the end on Miry Lane and no. 10 is the last house before the lane to the other houses.

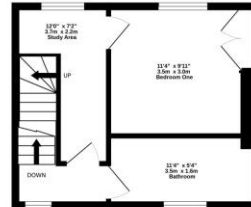
LOWER GROUND FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



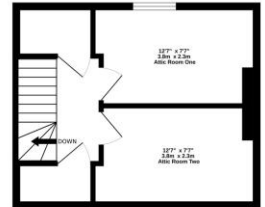
GROUND FLOOR  
276 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



2ND FLOOR  
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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