Wm Sykes & SON EST. 1866

Offers in the region of

£230,000

51 River Holme View, Brockholes

An appealing and well-presented two-bedroom mid row true bungalow in a cul de sac location in the popular village of Brockholes. Offered for sale with no upper chain, double glazing, gas fired central heating and much more. The accommodation briefly comprises: entrance porch, Lounge/dining room, breakfast kitchen, inner lobby, two bedrooms and bathroom. This home has patio doors from the lounge to the front garden and patio doors to the rear garden, off road parking, low maintenance gardens with established planting and garden shed. Internal inspection comes highly recommended and it is the only way to fully appreciate the standard and scale of the accommodation on offer.

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

wmsykes.co.uk

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

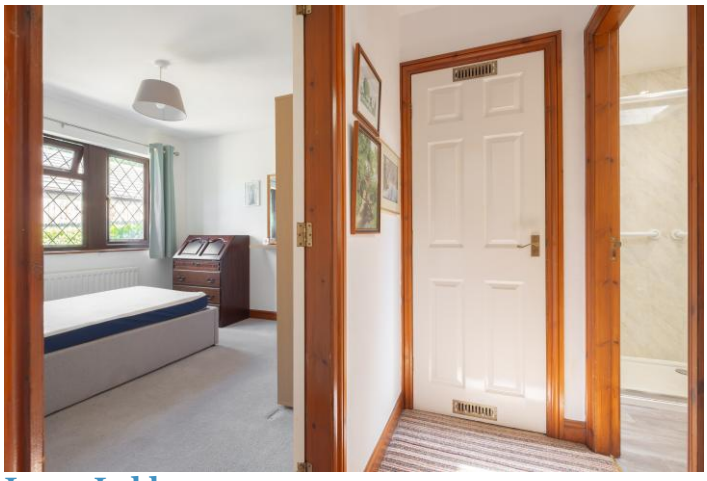
Accommodation

Entrance Porch
Access is gained by a double-glazed door into this compact entrance porch where a door leads directly into the lounge.

Lounge

Lounge 18' x 12' 5"
This good-sized room has patio doors allowing access to the front garden and offers a high degree of natural light, there is an electric stove affect fire sat on a raised tiled hearth with a tiled backcloth and timber surround. The room has two central heating radiators, a door leading through to the kitchen and the rear inner lobby. As the photographs show the room is of good proportions and is big enough for dining space within the room.

Kitchen 12' 4" x 7'
The kitchen comprises of units to the high and low level with a single sink unit with mixer tap over, there is plumbing for an automatic washing machine, integral electric oven and halogen hob with filtration hood over. The kitchen has a double-glazed window giving a front aspect, central heating radiator and with the current layout buyers may consider placing a small breakfast table.



Inner Lobby
The lobby is home to the property's loft access point, a built-in store cupboard which houses the property's gas fired central heating boiler and doors lead off.

Bedroom 1 **14' x 9' 10"**
This generous sized double bedroom benefits from patio doors, which give access through to the property's rear garden and therefore benefits from a pleasant outlook and a high degree of natural light. The room has a central heating radiator.

Bedroom 2 **10' 6" x 9' 7"**
Another double bedroom located the rear of the property, has double-glazed windows offering rear garden view and central heating radiator.

Bathroom **7' x 5' 7"**
Comprising of a three-piece suite in white including a low-level flush WC, vanity basin and large walk-in shower. The room has tiling to half height and ceiling height around the shower. There is a towel rail style central heating radiator and a large light well with a double-glazed Velux above and there are inset spotlights and extractor fan.

OUTSIDE

Rear Garden

This low maintenance garden is predominantly paved. There is established planting fence boundaries, a raised bed and a useful garden shed.

Front Garden

To the front of the property, there is a tarmac parking space, the path leads to the front door and there is a gravel garden area to the side. There is a high degree of established planting, a recessed area to the right-hand side of the front door which is suitable for bin storage, as demonstrated, and to the left there is a small patio area suitable for outside sitting in front of the patio doors, which give access through to the property's lounge.

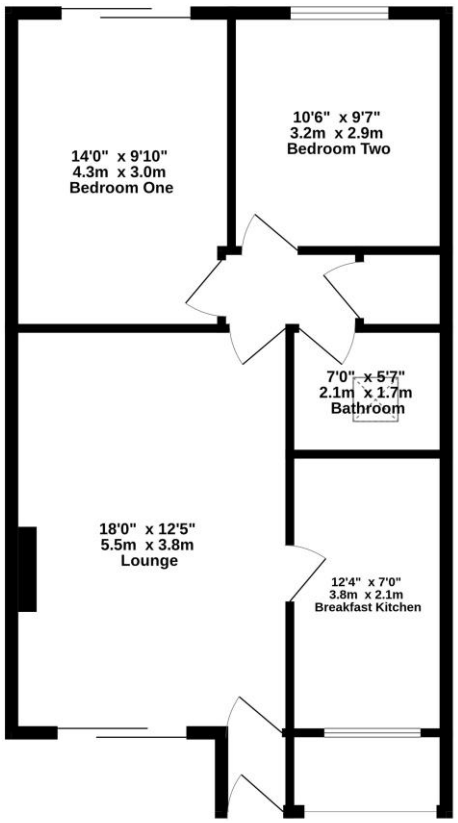
Additional Information
The property is Freehold; Energy rating 75 (Band C); Council tax band B.

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.

Directions
From the New Mill Road which runs through the centre of Brockholes turn down Rockmill Road and immediately left onto River Holme View. No 51 is the third cul de sac on the left and the property is on the left.

GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.5 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.
Made with Metropix ©2026

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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

wmsykes.co.uk

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