



Old Stones, Cliff Road, Holmfirth

Enjoying a generous plot in a superb, elevated location above Holmfirth, this detached dormer bungalow offers excellent potential for the next owner to renovate and redesign. It currently comprises: entrance hall, lounge, dining kitchen, bathroom, ground floor bedroom with sitting room area, landing, wc and 2 first floor bedrooms. Whilst it is well maintained and presented with a gas central heating system, solar panels and mostly uPVC double glazing, we anticipate that the next owner will look to carry out extensive works to redesign to their own tastes. Externally, there is a drive and parking area to the side, detached double garage, lawned garden to the front and terraced garden to the rear – the total site area extending to approximately 0.42 acres. For sale with no vendor chain.

Holmfirth

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Slaithwaite

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Accommodation:

GROUND FLOOR

Entrance Porch

There is an open entrance porch at the front of the house with door into the main porch. This features windows to the front and an internal door to the hall.



Hall

With stairs to the first floor and storage cupboard under, central heating radiator.



Lounge

15'6" x 12'11"

With windows to the front and side enjoying the views, feature fireplace and 2 central heating radiators.



Dining Kitchen

Featuring windows to the front and side taking full advantage of the views, built in cupboard with central heating boiler, 2 central heating radiators. It is fitted with a range of base units and wall cupboards with laminated worksurfaces, stainless steel sink unit with mixer tap, plumbing for washing machine and free standing cooker with extractor over.



20'4" x 11'1"



Dining Kitchen



Bedroom 1 **13' x 10'11"**

A double bedroom with fitted wardrobes and central heating radiator. The bedroom is open plan to the sitting room extension to the side.



Sitting Room Area **11'11" x 10'11"**

Open plan to the bedroom with window and double doors to the front, further window to the rear, central heating radiator.



Bathroom **7'4" x 7'2"**

With low flush wc, pedestal wash, bath with shower over, obscure glazed window to the rear, heated towel rail, recessed airing cupboard.

FIRST FLOOR



Landing

With window to the rear, low level storage cupboard and central heating radiator.



Bedroom 2



Bedroom 2 12'6" x 12'2" (15'6" max)

A double bedroom with window to the side, fitted wardrobes and dressing table, central heating radiator.



Bedroom 3 11'1" x 10'3"

A smaller double bedroom with window to the side, recessed eaves storage and central heating radiator.



WC 6'4" x 5'5"

With low flush wc, pedestal washbasin and obscure glazed window to the side.



OUTSIDE



OUTSIDE

The property is accessed via a sloping tarmac driveway to the side where there is generous parking and access to the double garage and further parking to the side.

Double Garage

17'10" x 15'1"

A stone fronted detached double garage with pitched roof, set into the banking. With electric light and power supply, remote control up and over door to the front.

Additional Information

The property is Freehold; Energy rating 70 (Band C); Council tax band E.

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.

Note

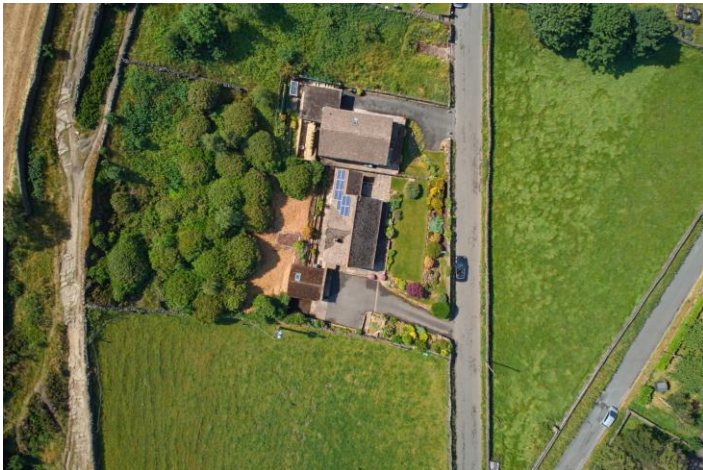
Please note that the Title isn't registered with Land Registry.

Viewing

By appointment with Wm Sykes & Son.

Location

Head out of Holmfirth on the A616 Station Road towards New Mill. Turn right up Town End Road, follow this road up the hill towards Wooldale, after 0.3 miles double back onto Cliff Road. Continue along Cliff Road and the property will be found on the left hand side.



Gardens

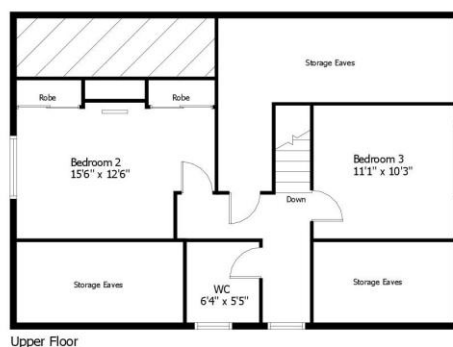
There is a paved area between the driveway and house which extends around the front of the house where there is also a level lawned area with borders. The rear garden is a sloping terraced garden which offers further potential for landscaping.



Plan

For identification purposes only.

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The dimensions and positions of walls, doors, windows, fittings, appliances and fixtures are approximate only.
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