



Lower Smithfield, Scholes Moor Road, Scholes

Subject to agricultural occupancy clause. This detached true bungalow occupies a pleasant position on the outskirts of Scholes with superb views to the front. It comprises: entrance hall, large lounge, dining kitchen, conservatory, 3 bedrooms, bathroom, wc, utility room and garage. The property benefits from triple glazed windows and oil-fired central heating, but we expect that the next owner will look to update to their own tastes. Externally, there is a block paved driveway to the front giving access to the garage and lawned garden to the front and side. For sale with no vendor chain.

Agricultural Occupancy Condition

When the bungalow was constructed, planning permission was granted on the condition that the property could only be occupied by those people currently or last employed in agriculture. We would advise all interested parties to be aware of this before viewing the property as this covenant will restrict the ability to obtain a mortgage on the property.

Holmfirth

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Slaithwaite

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Accommodation:

Entrance Porch

An open fronted entrance porch with door into the main entrance hall.



Entrance Hall

With glazed entrance door, inner hallway with central heating radiator.

Cloaks / WC

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



Lounge



Lounge

27'7" x 14'7"

A large lounge which is accessed via double doors from the hall, featuring windows to the front, side and rear enjoying the views, fireplace with log burning stove, 2 central heating radiators.



Dining Kitchen

16' x 10'

Fitted with a range of oak fronted base units and wall cupboards with laminated worksurfaces, integrated double oven and plumbing for automatic washing machine. A window and door leads into the conservatory at the rear.



Conservatory **17'3" x 6'10"**

With windows to the rear overlooking fields, side entrance door.

Utility **11'5" x 7'6"**

Accessed via a door from the conservatory. A further door leads to the garage.



Bedroom 1 **12'10" x 12'8"**

A double bedroom with windows to the rear, fitted wardrobes and dressing table, inset spotlights to the ceiling and radiator.



Bedroom 2 **12' x 10"**

With window to the rear, mirror door sliding wardrobes and central heating radiator.



Bedroom 3 / Sitting **13'7" x 8'8"**

With window to the front enjoying the views, central heating radiator. Potential to use either as a bedroom or sitting room.



Bathroom **10' x 7'10" overall**

A large bathroom with low flush wc, vanity washbasin, bath with mixer shower over, tiled walls, obscure glazed window to the rear and radiator.



OUTSIDE

There is a level lawned garden to the front of the house and a block paved driveway leading to the integral garage. There is a grassed area to the side.

Garage 20' x 11'5"

A good sized single garage with up and over door to the front, central heating boiler and coal storage area.



OUTSIDE



Rear Garden

To the rear is a paved patio area.

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OUTSIDE

Please Note

We understand that the title is not currently registered, and it is proposed that it registered for the first time on completion to the new owners.

Additional Information

The property is Freehold; Energy rating 44 (Band E); Council tax band E.

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

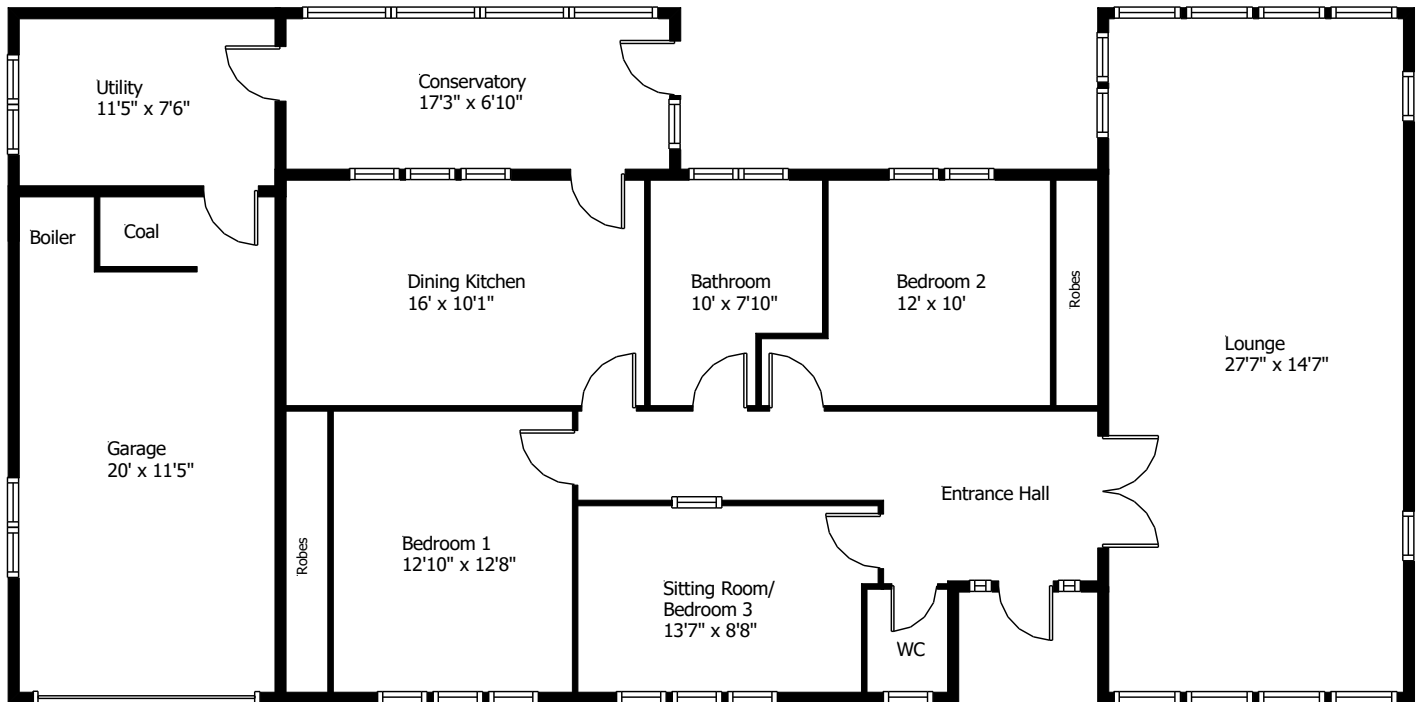
Viewing

By appointment with Wm Sykes & Son.

Location

From the centre of Holmfirth head up Dunford Road (B6106) for approximately 1 mile. Turn left onto Cross Heights Lane (by T Kirk Forestry) and continue along Cross Lane. Turn right at the end of Cross Lane and head up Scholes Moor Road. The property will be found on the right hand after approximately half a mile.

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This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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