



55 River Holme View, Brockholes

An appealing two bedroom detached true bungalow, offered for sale with no upper chain, and located in the popular village of Brockholes. The property sits in a corner location on a small cul de sac with a good-sized rear garden, driveway, garage and parking to the side. The accommodation briefly comprises: entrance hallway, lounge, breakfast kitchen, two bedrooms and bathroom. Having gas fired central heating, security alarm and double glazing. This good-sized bungalow has patio doors from the lounge leading to the rear garden, which offers a high degree of privacy, a garden shed and a wealth of established planting.

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Accommodation



Entrance Hallway

A welcoming first impression to this home, with access gained via a double-glazed door with side obscure glazed panel. The entrance hall has a loft access point, central heating radiator and three windows including one circular. Also in the hallway is a useful full height storage cupboard, which is also home to the property's alarm control panel.



Lounge

Lounge

14' 10" x 14' 6"

A generous sized room which offers a high degree of natural light courtesy of the glazed patio doors, which give views and access to the property's garden. There is a further circular double-glazed window, living flame gas fire that sits upon a raised marble hearth with a timber period surround and central heating radiator.



Breakfast Kitchen

11' 5" x 9' 1"

The kitchen comprises of units to the high and low level with a one and a half bowl stainless steel sink unit with mixer tap over. There is plumbing for an automatic washing machine, integral electric oven and built-in microwave, gas hob and filtration hood over. To the side of the oven is an integral fridge freezer, built-in breakfast table with side part glazed cabinet. The double-glazed window allows views to the property's rear garden and there is a rear access double-glazed door. It should be noted that the kitchen is home to the property's gas fired central heating boiler.



Bedroom 1
11' 9" x 10' 6" including wardrobes

This double bedroom has a bank of mirrored fronted built-in wardrobes, central heating radiator and double-glazed windows looking out to the property's garden.



Bedroom 2
8' 10" x 8' 3" including wardrobes

The bedroom sits at the side of bedroom one and has a similar aspect courtesy of the double-glazed window. There is a central heating radiator and built-in mirrored fronted wardrobes.



Bathroom **7' 8" x 5' 7"**

Comprising of a three-piece suite including a low-level flush WC, pedestal hand wash basin and curved fronted shower cubicle. The room is tiled in the main to half height with tiling to ceiling height around the shower area. There is an extractor fan, obscure double-glazed window and a towel rail style radiator. In addition, the room has a tiled floor.

Garage **16' 5" x 8' 8"**

The single attached garage is serviced via a tarmac drive. The garage has a rear door and glazed window, there is power and lighting, and is home to the electric fuse board and the meters are to the side. The garage has an up and over door.

OUTSIDE



Front

The Property has a tarmac drive and a further parking space to the side. To the side of the property there is a gate into the rear garden.



Outside Rear



Rear Garden

The rear garden is of a particularly good size with a high degree of established planting, shrubbery, trees and laurel hedging. There are raised rocky areas, a good sized paved area suitable for outside seating and entertaining. There is outside lighting, an outside tap and the path runs to the back of the property where there is a useful garden shed.

Additional Information

The property is Freehold; Energy rating 65 (Band D); Council tax band C.

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

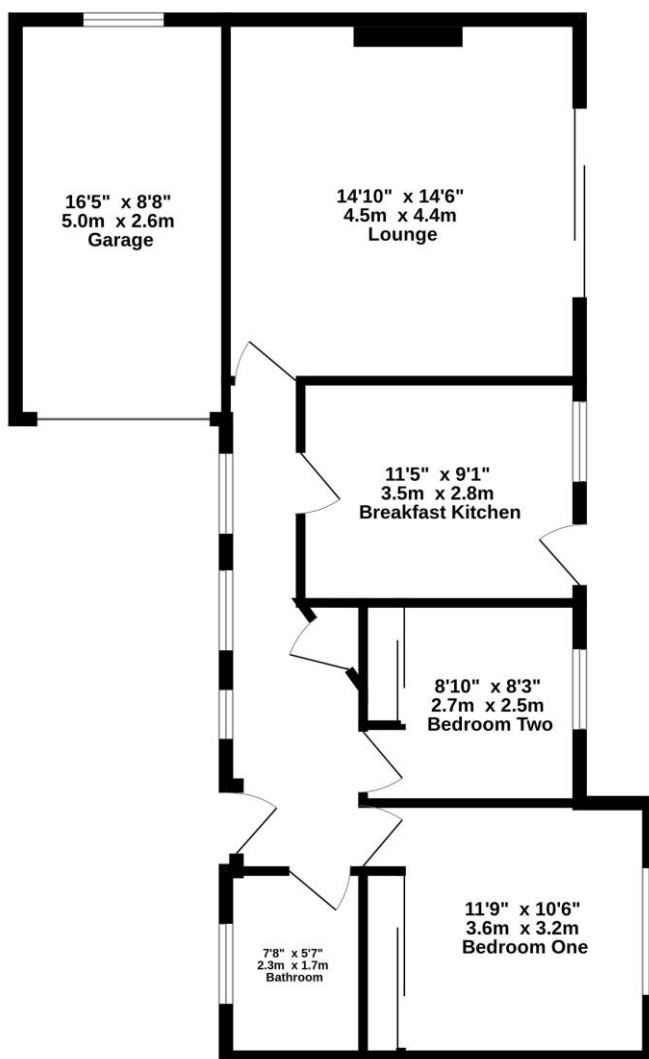
Viewing

By appointment with Wm. Sykes & Son.

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 55 is the third cul de sac on the left and the property is in the left hand corner.

GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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