



31 Hightown Lane, Holmfirth

A well-presented stone built mid-terraced period house located in the heart of Holmfirth, benefiting from a large rear garden and residents parking on the lane. The good sized and well-presented interior comprises: lounge, dining kitchen, cellar, landing, 2 bedrooms, en-suite and shower room. It has the benefit of a gas central heating system, uPVC double glazing and modern fittings throughout. Externally, there is a large terraced garden at the rear of the building which enjoys views over the rooftops of Holmfirth and beyond. Residents permit parking is available on the lane. Internal inspection is highly recommended to fully appreciate the standard of this appealing home in Holmfirth centre with its many and varied amenities, bars and eateries almost on the doorstep.

Holmfirth

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Accommodation

GROUND FLOOR



Lounge

Access is gained by a double-glazed door from the property's front directly into the lounge. Here there is a living flame effect electric fire sat upon the chimney breast and a curved arch to the side. The lounge has a central heating radiator, spotlights to the ceiling and a double-glazed window to the front which gives particularly impressive Holmfirth views over neighbouring rooftops and beyond. The stairs rise from the lounge through to the first-floor landing where there is another central heating radiator.

14' 8" x 13' max



Dining Kitchen

Comprising of units to the high and low level with a stainless-steel sink unit with mixer tap over, there is plumbing for automatic washing machine and dishwasher, and an integral electric oven with gas hob and filtration hood over. The kitchen has appropriate tiled splashback, spotlights to the ceiling and a double-glazed stable style rear access door with window over, and a double-glazed window to the side giving views to the rear. The room has space for a dining table as demonstrated by the photograph, and there is a central heating radiator. A door from the dining kitchen gives access through to the stairs which descends to the lower ground floor.



13' x 9' 9"



Cellar

Carpeted steps from the dining kitchen descend to this useful additional room where there are inset spotlights to the ceiling and central heating radiator.

FIRST FLOOR



Landing

This compact landing has doors to the left, right and in front.



Shower Room

9' 7" x 3' 6"

The shower room sits over the walk-through between the property and the neighbour and comprises of a three-piece suite in white, including a low-level flush WC, pedestal hand wash basin and shower cubicle with electric shower. There is an extractor fan, tiling to ceiling height and a central heating radiator.



Bedroom 1 14' 8" x 10' 10" max

This good-sized double bedroom is home to the property's loft access point, has built-in wardrobes to the left-hand side of the chimney breast and a double-glazed window gives impressive Holmfirth views. The room has a central heating radiator, inset spotlights to the ceiling and a door gives access through to the bedrooms en-suite.



En-Suite



En-suite 6' 6" x 6' 4" max

Comprising of a three-piece suite in white with a low-level flush WC, pedestal hand wash basin and panelled bath with electric shower over. The room has an extractor fan, tiling to ceiling height and an obscure double-glazed window.



Bedroom 2 13' x 9' 9"

Located to the rear, this double bedroom has inset spotlights to the ceiling, central heating radiator and double-glazed window offering views over the property's rear garden as well as neighbours gardens and trees beyond.

OUTSIDE



Outside Rear

Outside Rear

Immediately to the rear, there is a stone-built storage shed and a paved area. Shared stairs rise to a good-sized paved patio area. The right-hand side is belonging to the neighbouring property and the left belonging to the property in question. Here the patio area offers a pleasant outside seating area, there is established planting in pots and further steps rise up to a lawn area. A small picket type fence denotes the approximate boundary line for ease of guidance. Impressive stone and slate work and further steps rise to the top level of the garden with a small amount of artificial turf and an additional outside seating area to take advantage of the views and height within the valley. A gate opens to further stone steps that lead to an additional area which also belongs to the property and runs up through to the trees.



Outside Front

To the front of the property there is a small paved area.

Parking

We understand that parking on Hightown Lane is restricted to residents only (with additional visitors parking available).

Conservation Area

The property sits within a conservation area.

Additional Information

The property is Freehold; Energy rating 63 (Band D); Council tax band A.

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.

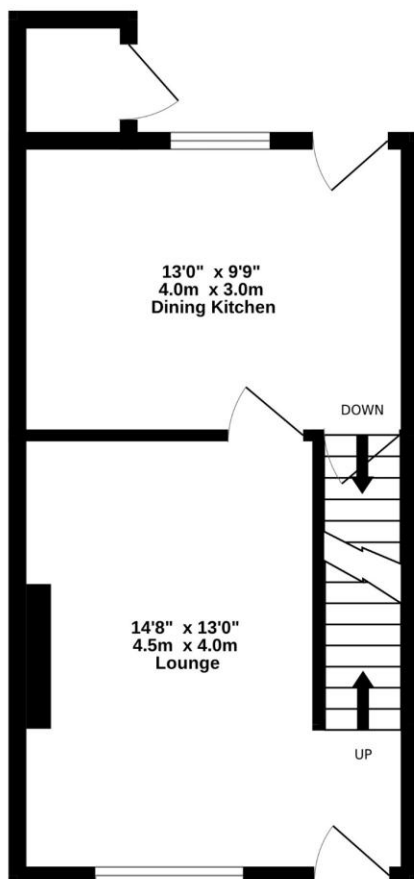
Viewing

By appointment with Wm. Sykes & Son.

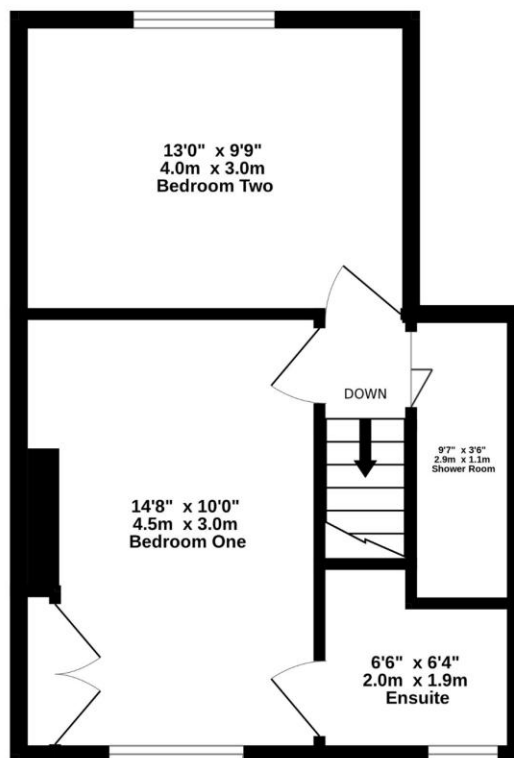
Directions

From the centre of Holmfirth head along Huddersfield Road in the direction of Honley, turn left onto Hightown Lane and follow the road along. The property will be found on the left-hand side towards the end. Please be aware when viewing this property that parking is for permit holders only.

GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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