



Dorkathcliff, Wood Lane, Holmfirth

A mature brick and rendered semi-detached house enjoying a pleasant little know location. This is slightly elevated to provide views to the front and within a very short distance of the centre of Holmfirth with its many amenities. Internally, it comprises: entrance hall, lounge, dining kitchen, downstairs wc, landing, 3 bedrooms and adapted wet room / shower room. It has the benefit of an oil fired central heating system and uPVC double glazing, but we expect that the next owner will carry out modernisation to their own tastes. There is no formal parking with the house, but on street parking is readily available and our client holds a detached garage nearby on a rental basis. For sale with no vendor chain.

Holmfirth

38 Huddersfield Road,
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Slaithwaite

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Accommodation:

GROUND FLOOR



Entrance Hall

With obscure glazed door and window to the front, staircase to the first floor with cupboard under, central heating radiator and further door to the side.



Lounge



Lounge

14'2" x 11'11"

A pleasant living room with bay window to the front taking advantage of the views, chimney breast with feature electric fire and built in shelving to either side.



Dining Kitchen

12'11" x 9'10"

With window to the rear, fitted units with laminated worksurfaces, stainless steel sink unit with mixer tap, free standing cooker, plumbing for washing machine, window to the rear and central heating radiator.



Downstairs WC **5'1" x 2'11"**
With low flush wc.

Store **5'1" x 3'9"**
A useful storeroom accessible by an outside door.
Housing the oil fired central heating boiler.

FIRST FLOOR



Landing
With obscure glazed window to the side.



Bedroom 1 **12'1" x 11'**
A double bedroom with window to the front enjoying the views, chimney breast with fitted wardrobes to either side, central heating radiator.



Bedroom 2 **12'1" x 10'5"**
Another double bedroom with window to the rear, fitted wardrobes with sliding doors and central heating radiator.



Bedroom 3 7'8" x 6'8"

A single bedroom with window to the front, and central heating radiator. Note measurement includes the staircase bulkhead.



Shower Room 7'3" x 5'11"

The bathroom is adapted to be a wet room and features a shower area, washbasin, low flush wc, part tiled walls, obscure glazed window to the rear and central heating radiator.



OUTSIDE

To the front of the house, there is a small, terraced garden area with steps leading up to the front door and a path to the side. To the side, is a raised area finished in concrete with a wooden garden shed. Further steps lead up to the rear garden which is lawned and has 2 oil storage tanks.

Parking / Garage

Unallocated on street parking is available on Wood Lane. There is also a detached single garage held on a rental basis, just along from the house.



OUTSIDE



Views

Additional Information

Please note that this property is not registered with The Land Registry. The property is Freehold; Energy rating 59 (Band D); Council tax band C.

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.

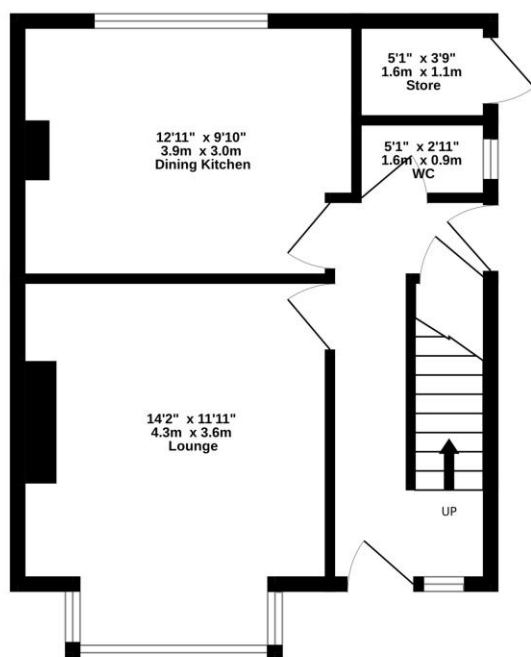
Viewing

By appointment with Wm Sykes & Son.

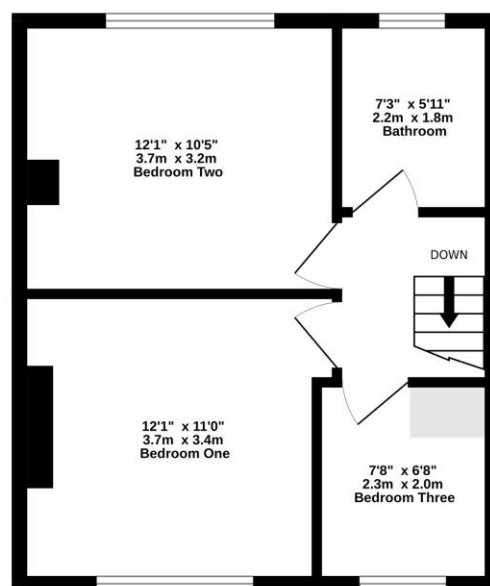
Location

From the centre of Holmfirth head along Huddersfield Road in the direction of Honley / Huddersfield. When you reach the Fire Station on the opposite side of the road, turn left and head up Wood Lane, then turn right where you will find the house on the left hand side.

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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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.

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