



34 Greenfield Road, Holmfirth

Offered for sale with no upper chain is this good sized three-bedroom semi-detached property boasting far reaching views to the front, which are enjoyed by the lounge and front bedroom, and located a few minutes' walk out of Holmfirth's ever popular and vibrant centre. The property benefits from double glazing, gas fired central heating, gardens to the front and rear, and off-road parking for two cars to the front. The accommodation briefly comprises: entrance hallway, lounge, dining kitchen, first floor landing, three bedrooms, two of which are doubles, and a bathroom. Internal inspection is highly recommended to fully appreciate the size and location of the appealing family home.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation

GROUND FLOOR



Entrance Hallway

Entrance is gained by a double-glazed door with windows to the left and the right, there is a central heating radiator, and the staircase rises to the first-floor landing. The hallway continues and opens to the property's dining kitchen and just before there is useful under stairs storage. From the hallway a door leads off into the lounge.



Lounge



Lounge **14' x 12' 3" max including bay**
The lounge is dominated by a double-glazed bay window which offers particularly impressive Holme Valley views across the property's front garden and beyond. The room has a living flame effect gas fire set upon a raised hearth, and the room has a central heating radiator.



Dining Kitchen **17' 7" x 12' 10" max**
This good size room has the same timber style effect flooring which runs through from the entrance hallway. The room has units to the high and low level with a circular stainless steel sink unit with mixer tap over, plumbing for an automatic washing machine, integral fridge freezer, a gas range style cooker sits within the chimney breast and an extractor hood over. The room as a whole has one central heating radiator, two double-glazed windows and a double-glazed external access door.

FIRST FLOOR



Landing

The landing has a double-glazed window to the side and there is a loft access point.



Bedroom 1

12' 8" x 11' 3" max

This double bedroom is located to the front of the property, enjoying particularly impressive far-reaching views across the Holme Valley and down towards Holmfirth Centre. There is a central heating radiator.



Bedroom 2

12' 2" x 11' 3" max

Another double bedroom located to the rear, with built-in wardrobes double-glazed window and central heating radiator.



Bedroom 3 **9' x 6' 3" max**

With a double-glazed window offering far reaching views, central heating radiator and a bulkhead storage shelf.



Bathroom **8' 5" x 6' 3"**

Comprising of a three-piece suite in white including a concealed flush WC, vanity basin with storage running beneath and a panelled bath with shower attachment over. The room is tiled to ceiling height, has an obscure double-glazed window, central heating towel rail style radiator and inset spotlights to the ceiling.

OUTSIDE



Front

To the front of the property, access can be gained off Greenfield Road to a gravel parking area suitable for the parking of two cars. The side gate gives access to a raised deck area which is split onto two levels and allows entertaining space and an extension for family life all enjoying the views.



Rear

The rear of the property can be accessed by a side gate or from the door from the dining kitchen. Here there is a deck area and steps rise to the gate and a higher paved patio area, and again further to area which is predominantly lawned. The boundaries to two sides are walled, there is an outside tap, external lighting, neighbour access and a useful built-in storage shed.

Conservation Area

The property sits within a conservation area.

Additional Information

The property is Freehold; Energy rating 63 (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 outdoors and in-home with a range of suppliers.

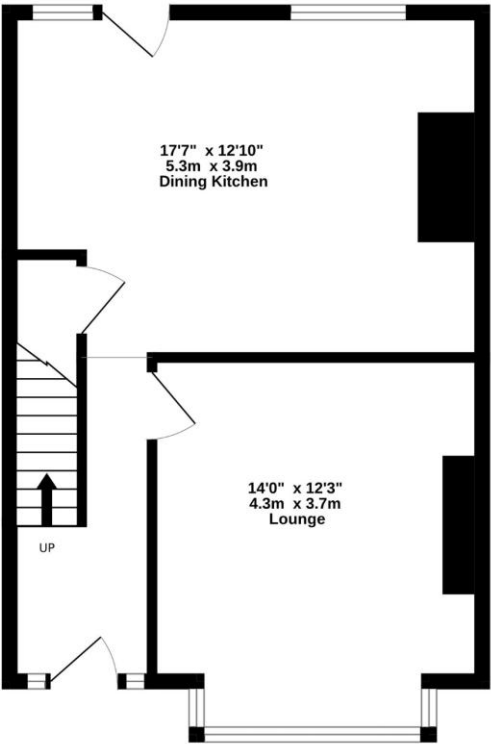
Viewing

By appointment with Wm. Sykes & Son.

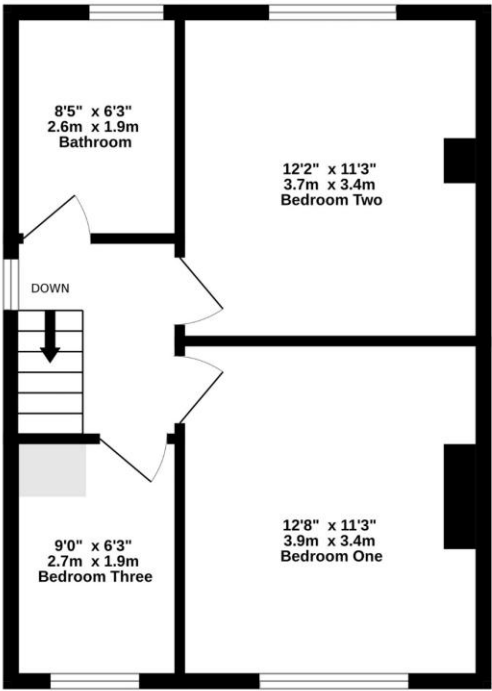
Directions

From our Holmfirth office head along Huddersfield Road in the Holmbridge direction. After 160 yards turn right onto Greenfield. The property will be found on your right hand side.

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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.
Made with Metropix ©2026

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.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk