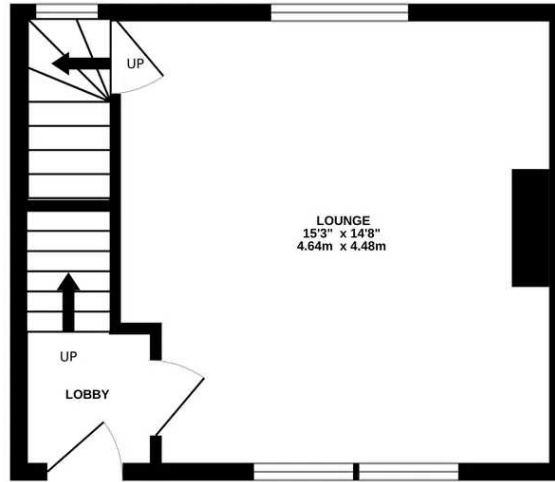




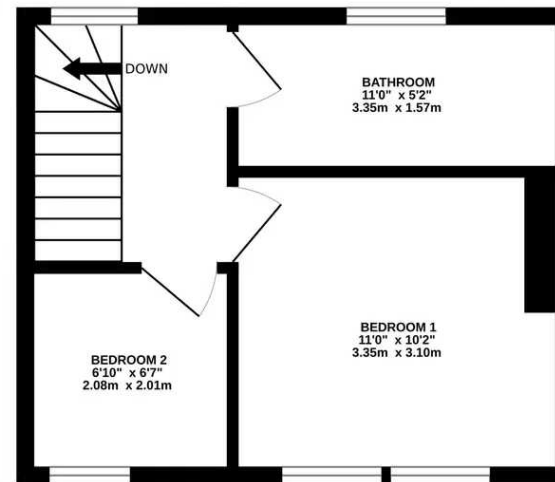
**162 Huddersfield Road, Holmfirth**  
Holmfirth

Offers in Region of **£150,000**

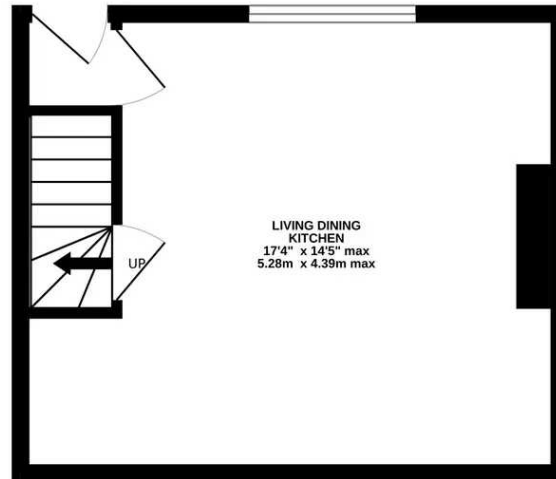
GROUND FLOOR



1ST FLOOR



LOWER GROUND FLOOR



HUDDERSFIELD ROAD

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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## 162 Huddersfield Road

Holmfirth, Holmfirth

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three storey cottage
- Outskirts of Holmfirth
- Enclosed rear garden





### **ENTRANCE**

Six panel timber door with arched glazed over light gives access through to the entrance lobby. From here the doorway leads through to the large lounge.

### **LOUNGE**

15' 3" x 14' 8" (4.65m x 4.47m)

The lounge has two windows to the front and a good-sized window to the rear providing the room with a large amount of natural light and an open aspect particularly to the rear looking out over the property's rear garden areas, the local supermarket car park, bowling green and playing fields beyond. The room has a particularly high ceiling height with central ceiling light point, stone flagged floor, stone fireplace, particularly broad chimney breast and display plinth.

### **LOWER GROUND FLOOR**

A staircase leads down to the lower ground floor level. Here we have a rear entrance lobby with doorway giving access out to the enclosed rear garden areas.

### **LIVING DINING KITCHEN**

17' 4" x 14' 5" (5.28m x 4.39m)

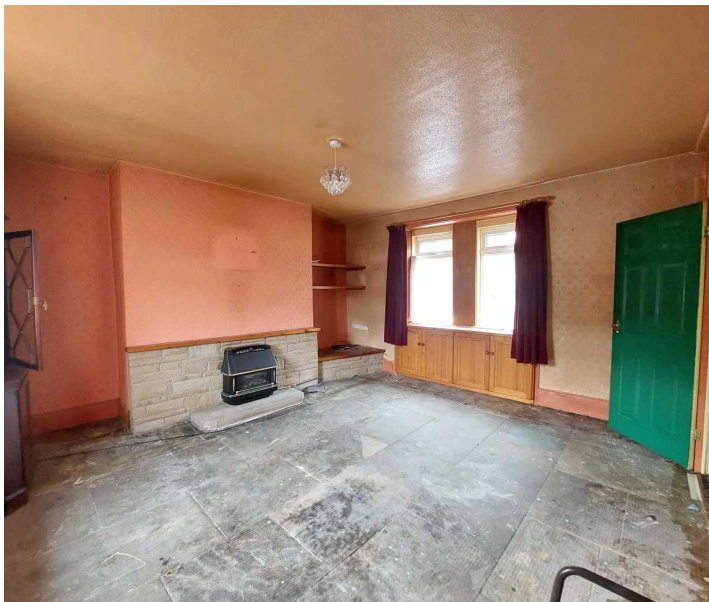
17'4" x 14'5" max The dining living kitchen is of a good size, spotlighting to the ceiling, a wealth of units at both the high and low level with a large amount of working surfaces, decorative splash backs, stainless steel sink unit, plumbing for a dishwasher and space for an automatic washing machine. There is an inbuilt stainless steel glazed fronted oven, hob above and extractor fan once again in stainless steel. There is a wall mounted Worcester gas fired central heating boiler and window giving a pleasant outlook to the rear.

### **ENTRANCE LOBBY**

From the entrance lobby on the upper ground floor level a staircase rises to the first-floor landing.

### **FIRST FLOOR LANDING**

This has spindle balustrading, arched topped window giving a pleasant across the valley view. The first-floor landing is of a good size and has a ceiling light point and ceiling





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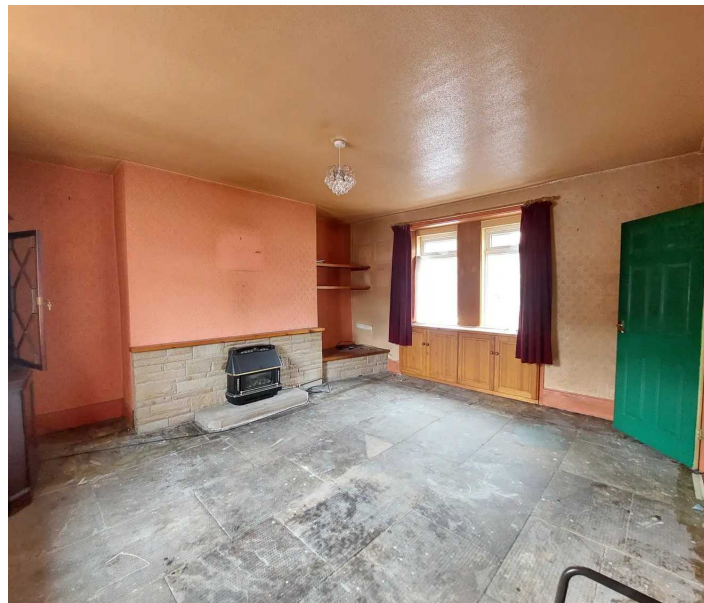
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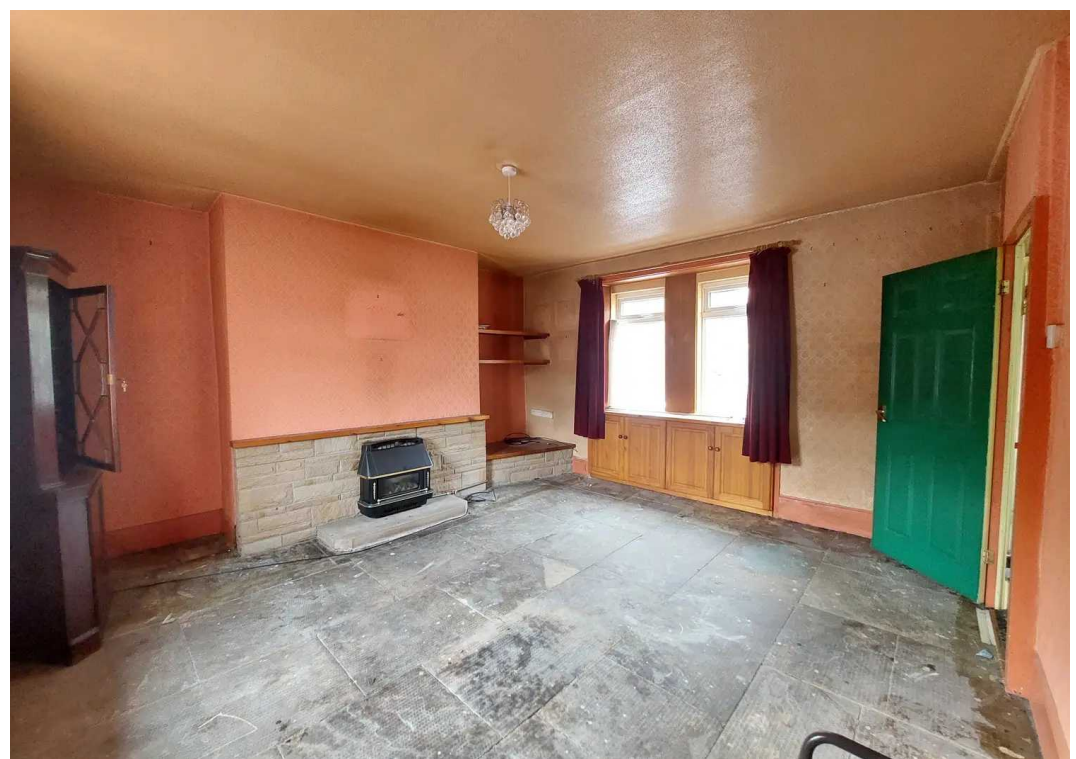
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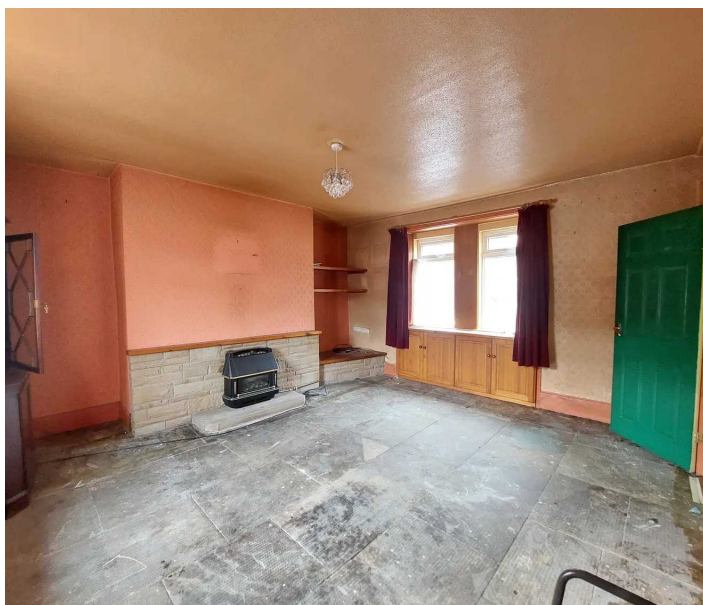


## GARDEN

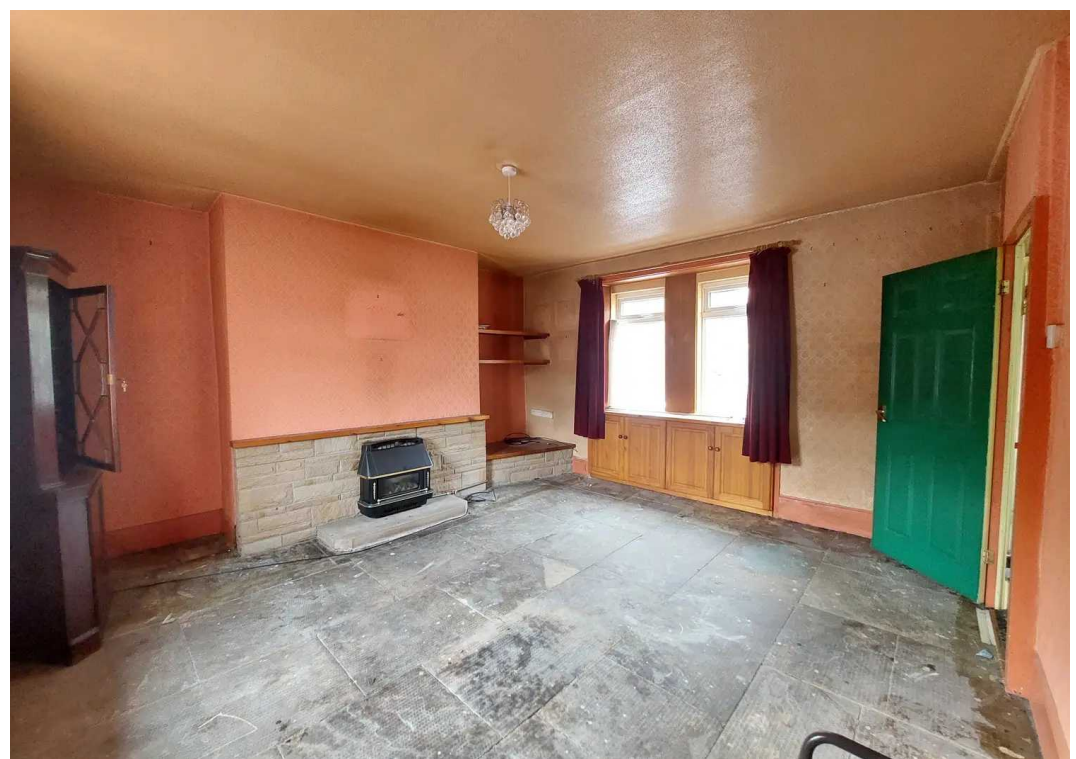
The garden area to the rear has a hard surface and is enclosed by a combination of timber fencing and stone walling. It is of a good size and has direct access from the entrance lobby close to the dining living kitchen.

## ON STREET

1 Parking Space









You can include any text here. The text can be modified upon generating your brochure.

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01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
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