



**Town End Avenue, Holmfirth, HD9 1QW**

Welcome to

## Town End Avenue, Holmfirth

AVAILABLE WITH NO VENDOR CHAIN IS THIS WELL PRESENTED DETACHED TRUE BUNGALOW. BOASTING A BREATHTAKING OUTLOOK AND AFFORDING GENEROUS THREE BEDROOM ACCOMMODATION WITH A SOUGHT AFTER CUL DE SAC POSITION.



## **Summary**

Boasting a simply breathtaking outlook this well presented detached true bungalow warrants an internal inspection to be fully appreciated. Occupying a sought after cul de sac position within the desirable village of Wooldale the property affords generous three bedroom accommodation briefly comprising: entrance hall, sizeable lounge/dining room, conservatory, aforementioned three bedrooms with the master having en suite facilities and house bathroom. Sitting on an enviable plot with attractively maintained gardens to three sides there is also a single garage. The property is well placed for local village amenities and bus routes along with fabulous countryside.

## **Accommodation**

### **Entrance Hall**

The generous hallway has a cloaks cupboard, loft access and a central heating radiator.

### **Lounge/ Dining Room**

23' 7" max x 14' 10" into doorwell ( 7.19m max x 4.52m into doorwell )

A splendid carpeted room with the focal point being the coal effect gas fire set to feature surround. A good deal of natural light passes through the room via the double glazed windows to front and side aspect and patio door leading to the conservatory. There is decorative coving to the ceiling and two central heating radiators.

### **Conservatory**

11' max into doorwell x 10' 2" max ( 3.35m max into doorwell x 3.10m max )

Perfectly positioned to the rear of the property and boasting a fabulous outlook the room has fitted blinds, radiator and French doors leading out into the garden.

### **Breakfast Kitchen**

10' 4" into units x 10' 1" ( 3.15m into units x 3.07m )  
Fitted with a stylish range of wall and base units with complementary worksurfaces incorporating a sink and drainer unit. A full range of appliances include the electric hob with extractor, electric oven, integral dishwasher, washing machine, microwave, fridge and freezer whilst the room has a vinyl floor covering, radiator and is double glazed to front aspect.

### **Bedroom One**

12' x 11' into robes ( 3.66m x 3.35m into robes )  
Fitted with a good amount of wardrobe space, there is a radiator and double glazed window to rear aspect.

### **En Suite**

White suite comprising of low flush w/c and pedestal hand washbasin with quadrant shower cubicle. There are complementary tiled walls, a vinyl floor covering, chrome effect heated rail ladder and double glazed obscure window.

### **Bedroom Two**

11' 4" x 8' 10" to robe ( 3.45m x 2.69m to robe )  
A double room with a bank of fitted wardrobes, central heating radiator and double glazed window to front aspect.

### **Bedroom Three**

10' 2" into robe x 8' 10" ( 3.10m into robe x 2.69m )  
Another room that could accommodate a double bed having fitted wardrobes, radiator and double glazed window to rear aspect.

### **Shower Room**

Modern white suite comprising of low flush w/c, pedestal hand washbasin and step in double shower with rainfall shower unit. There are tiled walls, a chrome effect heated rail ladder, vinyl floor covering and a double glazed obscure window.

## **External**

To the front of the property is a driveway leading to a single garage with remote door, power and lighting, a double glazed window to side aspect and a cupboard housing the central heating boiler.

The front garden consists mainly of a wide array of established plants and shrubs. To the side is a patio and lawned area that goes receive a good deal of the daytime sunshine.

To the rear are laid to lawn areas, a variety of plants and shrubs, two useful garden sheds and a water supply. The majority of the garden areas boast a good degree of privacy and the aforementioned views.



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## Welcome to

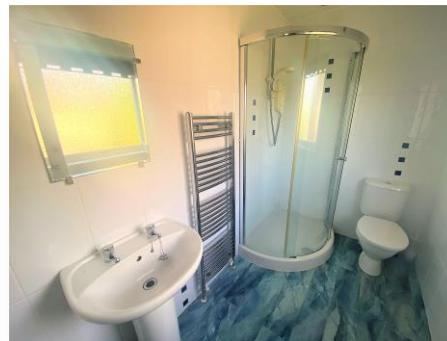
### Town End Avenue, Holmfirth

- Detached True Bungalow
- Three Bedroom Accommodation - Master En Suite
- Attractive Gardens
- Panoramic Outlook
- Garage

Tenure: Freehold EPC Rating: Awaited

offers over

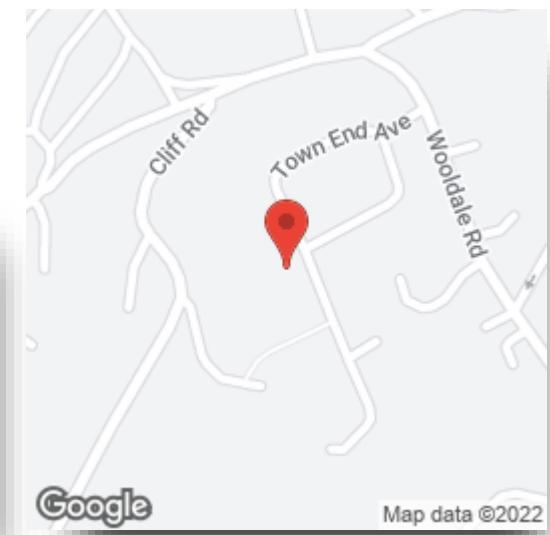
**£425,000**



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#### Directions to this property:

Leave Holmfirth via Station Road, turn right into Town End Road. Continue up this road, over the brow of the hill and turn right into Wooldale Road, turn immediately right into Town End Avenue Follow the road around and the property can be found on the left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
HMF106969 - 0004

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