



Dunford Road, Holmfirth HD9 2DP

welcome to

Dunford Road, Holmfirth

TRADITIONAL SEMI DETACHED RESIDENCE CENTRALLY LOCATED IN HOLMFIRTH YET AWAY FROM THE MAIN THOROUGHFARE, AND AFFORDING THREE BEDROOM ACCOMMODATION IDEAL FOR COUPLES OR YOUNG FAMILIES ENHANCED BY GARDEN AREAS.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Summary

A characterful traditional stone-built semi-detached home, enjoying a particularly convenient position close to the heart of Holmfirth, yet pleasantly tucked away from the main road. Offering well-proportioned three-bedroom accommodation together with gardens to the front and side, the property is ideally placed for village amenities, well-regarded local schooling and daily commuting.

The accommodation is arranged over two floors and provides an appealing blend of traditional character and practical living space, making this an excellent choice for couples and families alike.

On the ground floor, the property features a comfortable living room providing an inviting space in which to relax, together with a generously proportioned dining kitchen offering ample room for both everyday family dining and entertaining.

To the first floor are three bedrooms, providing flexibility for family occupation, guests or those requiring space to work from home, together with a house bathroom.

Externally, the property is complemented by gardens extending to the front and side, providing valuable outdoor space and enhancing the attractive setting of the house.

One of the property's particular strengths is its

location. Despite being centrally positioned within Holmfirth, it is set away from the main road while remaining within easy reach of the town's excellent range of shops, cafés, bars, restaurants and everyday amenities. The location is also well suited to families requiring access to local schools, while offering convenient connections for those commuting to surrounding West Yorkshire business centres.

Combining traditional stone-built character, three-bedroom accommodation, private gardens and an enviable central yet tucked-away position, this is a highly appealing Holmfirth home and an internal viewing is recommended.

Accommodation Entrance Hall

There is a central heating radiator and staircase ascending to the first floor.

Living Room

14' 7" max x 14' 2" (4.45m max x 4.32m)

A generously proportioned and well presented room with the focal point being the electric stove set to feature Adams style surround with raised hearth. There is a decorative picture rail and cornice to ceiling along with a ceiling rose whilst the room has a central heating radiator and is double glazed to two aspects.

Dining Kitchen

18' x 9' 3" (5.49m x 2.82m)

With ample space for dining and entertaining the kitchen has a range of wall and base units with granite effect worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the electric hob with extractor hood and electric oven whilst there is space for a fridge freezer. The room has a breakfast bar, inset





ceiling lighting, radiator, double glazed window to rear aspect and a door leads to the side of the property.

necessary steps to advise

Cellar Room

14' 10" plus recess x 13' 6" (4.52m plus recess x 4.11m)
Double glazed to front aspect and offering vast potential

First Floor Bedroom One

14' x 10' 4" max (4.27m x 3.15m max)
A sizeable double room with picture rail, radiator and double glazed to front aspect.

Bedroom Two

10' 7" max x 7' 5" (3.23m max x 2.26m)
The second bedroom has a radiator and is again double glazed to front aspect.

Bedroom Three

11' 10" max x 6' 4" (3.61m max x 1.93m)
Radiator and double glazed window to rear aspect.

House Bathroom

9' 7" x 6' 9" (2.92m x 2.06m)
Modern white suite with low level w/c, vanity style hand washbasin and double ended bath. There is a separate shower cubicle and the room is complemented by tiled walls, a laminate floor covering, inset ceiling lighting, chrome effect heated rail ladder and double glazed obscure window.

External

To the front of the property is a low maintenance garden area whilst to the side is a predominantly decked area boasting a good degree of privacy.

Agents Note:

there is an
existing Right of Way at
the property. Your
conveyancer can take the



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welcome to

Dunford Road, Holmfirth

- Mature Semi Detached House
- Three Bedroom Accommodation
- Gardens
- Central Holmfirth Location
- Suit Young Family/Couple

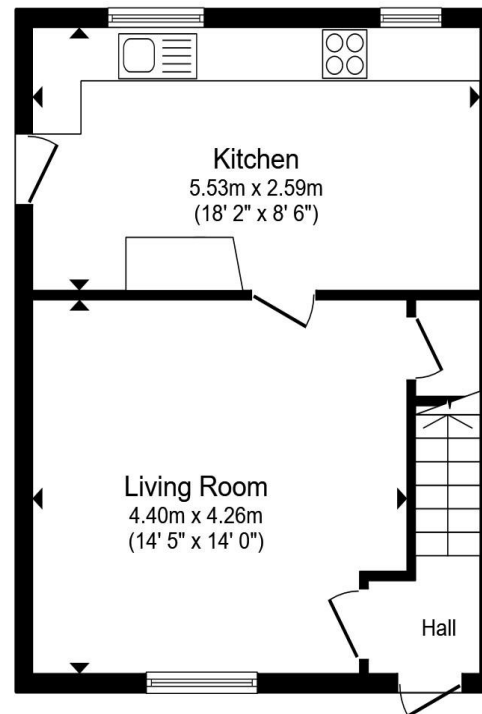
Tenure: Freehold EPC Rating: D

Council Tax Band: A

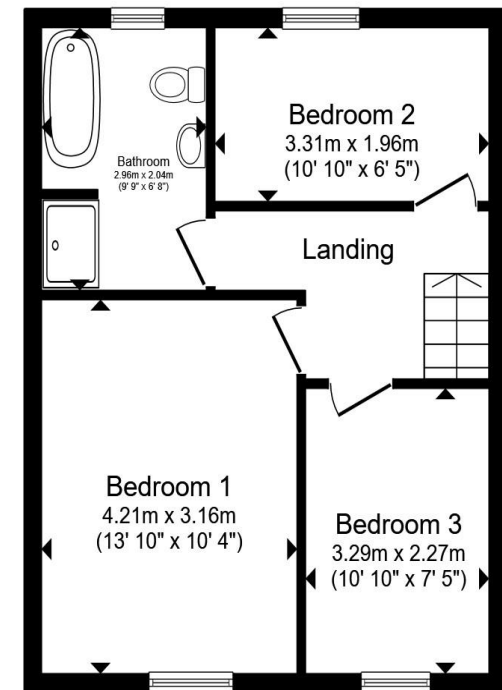
£230,000

directions to this property:

Leave Holmfirth via Dunford Rd and access to the property is on the left hand side after Bengal Spice before the garage.



Ground Floor



First Floor

Total floor area 80.4 m² (866 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HMF109097 - 0002

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