



Dunford Road, HOLMFIRTH HD9 2RR

welcome to

Dunford Road, HOLMFIRTH

BOASTING A BREATHTAKING PANORAMIC OUTLOOK THIS WELL PROPORTIONED TWO BEDROOM COTTAGE, WITH INDIAN STONE PAVED SITTING OUT AREA. AFFORDS CHARACTER AND CHARM THROUGHOUT AND OCCUPIES A DELIGHTFUL SEMI RURAL LOCATION.

Summary

A splendid opportunity for the discerning purchaser is this delightful two bedroom mid terraced cottage boasting a wealth of character throughout. Offering a far reaching outlook over open fields the property sits perfectly for the local village of Hade Edge and also has easy access into Holmfirth with its wealth of amenities. The accommodation briefly comprises: entrance lobby, open plan living kitchen, the aforementioned two first floor bedrooms, master being of double proportions and the house bathroom. Externally there is a compact cottage garden to the front from where the views can be best enjoyed and the property has ease of access to major commuting routes.

Accommodation

Open Plan Living Kitchen

19' 4" x 11' 6" (5.89m x 3.51m)

Enter through composite door into open plan living accommodation. With ample designated spaces for both dining and living areas the room is presented in a contemporary style yet still retains a good deal of the original features. The kitchen area has a range of shaker wall and base units with complementary worksurfaces incorporating a sink unit with mixer tap. There is a two ring electric hob and integrated electric oven whilst there are also tiled surrounds. Further integrated appliances include the fridge and washing machine whilst the focal point of the room is the wood burning stove set to feature recess. Character is of course in abundance with the beams and exposed timbers and window seat taking in the spectacular view. whilst there is a laminate floor covering and double glazed windows to both front and rear aspects.

An open staircase ascends to the first floor.

Landing

Carpeted open staircase from the lounge leads to landing. With loft access, with pull down ladder. The loft has been boarded. Electric wall heater.

Bedroom One

11' 10" x 8' 11" (3.61m x 2.72m)

This double room is located to the front of the property, has retained its character and charm with double glazed mullions windows opening to the most fabulous views. Ceiling beam. Electric heater.

Bedroom Two

10' 5" x 5' 9" (3.17m x 1.75m)

An ideal guest room or home office with storage heater, beam to ceiling and double glazed window to rear aspect.

Shower Room

Fitted with a white low flush w/c and vanity style hand washbasin along with tiled shower cubicle with Mira shower unit.

External

To the front of the property is compact seating area ideal for pots and planters and also for enjoying the far reaching views. The property has informal parking around the back of the property, along with a paved seating area. Please note this area is not part of the boundary on the property deeds.

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.





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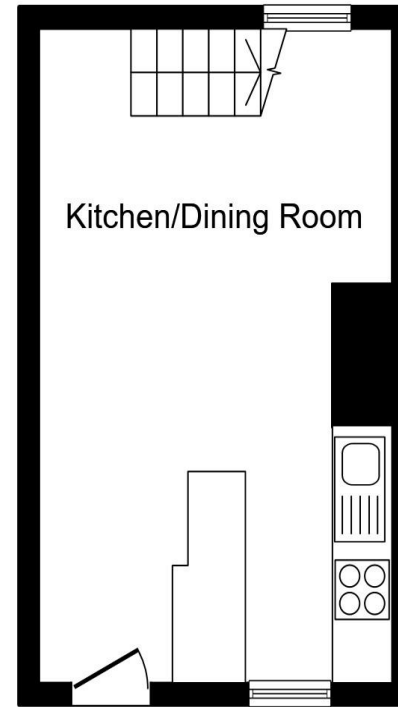
- Charming Cottage
- Far Reaching Countryside Views
- Two Bedrooms
- Character Features
- Paved Sitting Out Area

Tenure: Freehold EPC Rating: D
Council Tax Band: A

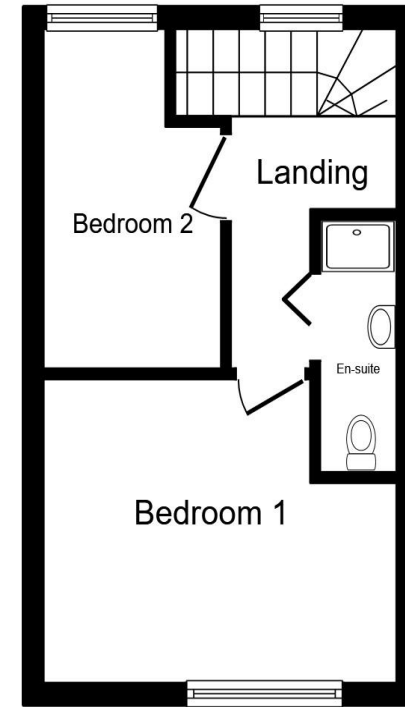
£170,000

directions to this property:

From the William H Brown office proceed down towards the river, turn right and proceed up Dunford Rd (B6106) and approaching the top of the hill the property can be found on the left hand side.



Ground Floor



First Floor

Total floor area 42.8 m² (461 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:
HMF109027 - 0003

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