

Peter David

Properties Ltd

Residential Sales and Lettings



Holdsworth Road, Holmfield

Offers Over £180,000



39 Holdsworth Road

Holmfield, Halifax, HX2 9TB



A traditional cottage boasting charm and character throughout with exposed beam ceilings, stone fireplaces and mullioned windows. Peter David are delighted to offer this THREE DOUBLE BEDROOM cottage to the market with the benefit of a private cottage garden to the rear, communal gardens to the front and off road parking for two cars.

Grade II Listed, this end cottage property, circa 1670, was reputedly built during the reign of Charles II and previously formed part of the historic Holdsworth Hall Estate.

Located in Holmfield, this residence will make a lovely home for a family set within a courtyard position and conveniently positioned for easy access to Halifax centre and all the amenities it provides. For those with children there is a choice of schools including the Whitehill Academy, Trinity Academy and North Halifax Grammar School all within walking distance.

The internal accommodation comprises:

Entrance vestibule

Open plan living/dining room

11'5" x 22'11" (3.50 x 7.00)

The focal point to this room is the large stone fireplace with an inset cast iron stove. Above you will find traditional exposed timbers adding character to this lovely cottage. Double glazed stone mullioned windows to the front and patio doors lead out to the rear garden. Ample space for a dining table and chairs. Under stairs store cupboard. Central heating radiator. A staircase leads to the first floor.

Kitchen

6'11" x 8'2" (2.12 x 2.50)

Open plan with the living area is this wonderful cleverly designed cottage style kitchen with a range of matching wall and base units. Timber work surfaces with tiled splash back. Belfast sink with mixer tap set below the double glazed stone mullioned window overlooking the rear private garden. Inset five ring gas hob. Integrated oven. Space for a fridge/freezer. Space and plumbing for a dishwasher. Tiled floor.

Cellar

17'0" x 22'11" (5.20 x 7.00)

A large cellar which has the potential to be converted into further habitable accommodation.

Utility room

With space and plumbing for an automatic washing machine and tumble dryer. Space for coats and shoes.

First floor

Landing

Double bedroom

8'4" x 11'5" (2.55 x 3.50)

Built in wardrobe. Exposed timbers. Stone mullioned double glazed windows and central heating radiator.

Double bedroom

8'4" x 11'5" (2.55 x 3.50)

Exposed timbers. Stone mullioned double glazed windows and central heating radiator.

Double bedroom

8'6" x 8'2" (2.60 x 2.50)

Exposed timbers. Stone mullioned double glazed windows and central heating radiator.

Family bathroom

A contemporary bathroom with a three piece white suite comprising of a wash basin, low flush wc and P shaped bath with shower over. Chrome central heating towel radiator. Stone mullioned double glazed windows.

External details

To the rear of the cottage is a garden with established plants and shrubs, water feature and seating areas with both a stone patio and lawned area. To the front of the cottage as you approach the property are well maintained communal gardens and car park providing two off road parking spaces.

Directions

Please use the postcode HX2 9TB for sat nav directions

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.
6. GRADE II LISTED SO EPC EXEMPT.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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Front Ground

Lower Ground

1st Floor

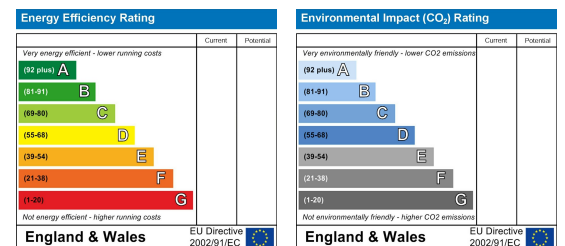
HX2 9TB
Internal - 112m²
External - 129m²
Overall - 23.22m x 7.37m

Measurements and layout for guidance only.
All storage spaces may not be displayed.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk