



Snow Gate™

Estate
agency
done
properly



38 Burnlee Road , Holmfirth, HD9 2PS

A unique three bedroom extended semi detached family home in this rural setting with unspoilt countryside views. Available with no vendor chain the property sits in a stunning, private location on the edge of Holmfirth in a large plot with gardens to three sides, garage and off road parking. The accommodation briefly comprises entrance porch, lounge, breakfast kitchen, family room with solid fuel stove and downstairs WC. To the first floor are three bedrooms and a family bathroom. Additionally there is a purpose built detached home office/hobby room in the garden with power and glazed doors. Decked sitting out area, vegetable plot with greenhouse and raised beds, paved and lawned garden and enclosed chicken run.

NO VENDOR CHAIN.

O.I.R.O £325,000

38 Burnlee Road , Holmfirth, HD9 2PS



- EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME
- BEAUTIFUL PRIVATE RURAL POSITION WITH COUNTRYSIDE VIEWS
- LARGE PLOT WITH HOME OFFICE, CHICKEN RUN, VEGETABLE GARDEN AND DECKED AREA
- THREE FIRST FLOOR BEDROOMS AND FAMILY BATHROOM
- LOUNGE, SEPARATE FAMILY ROOM WITH SOLID FUEL STOVE AND DOWNSTAIRS WC
- GARAGE AND OFF ROAD PARKING - NO VENDOR CHAIN

Entrance

Lounge

16'3" x 12'9" (4.95m x 3.89m)

Breakfast Kitchen

16'4" x 9'5" (4.98m x 2.87m)

Family Room

14'10" x 8'5" (4.52m x 2.57m)

Family Bathroom

8'6" x 5'4" (2.59m x 1.63m)

Garage and Parking

Garden

Outbuilding/Home Office

8'11" x 7'9" (2.72m x 2.36m)

First Floor Landing

Master Bedroom

11'10" x 9'8" (3.61m x 2.95m)

Bedroom 2

8'6" x 7'5" (2.59m x 2.26m)

Bedroom 3

7'7" x 6'4" (2.31m x 1.93m)

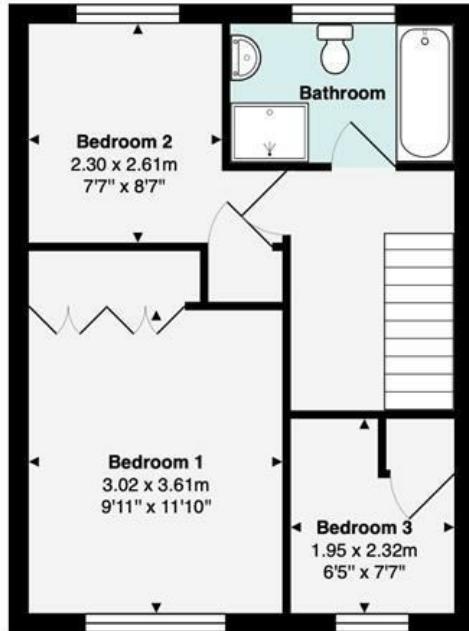
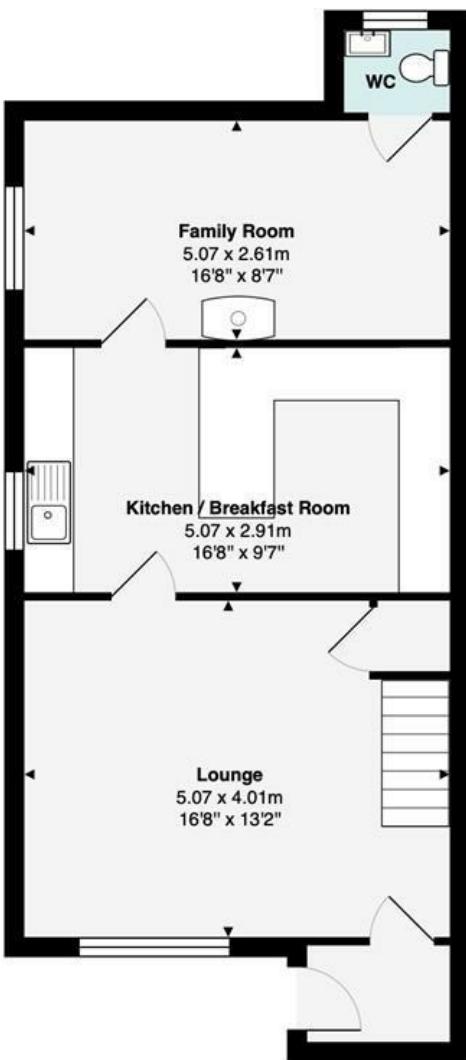


Directions





Floor Plan



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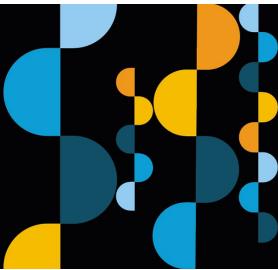
Total Area: 88.4 m² ... 952 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |



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Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk