



## 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



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, Holmfirth, HD9 2PS

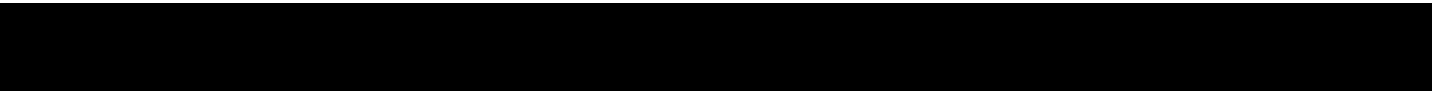


- EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME
- BEAUTIFUL PRIVATE RURAL POSITION WITH COUNTRYSIDE VIEWS
- LOUNGE, SEPARATE FAMILY ROOM WITH SOLID FUEL STOVE AND DOWNSTAIRS WC
- LARGE PLOT WITH HOME OFFICE, CHICKEN RUN, VEGETABLE GARDEN AND DECKED AREA
- THREE FIRST FLOOR BEDROOMS AND FAMILY BATHROOM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

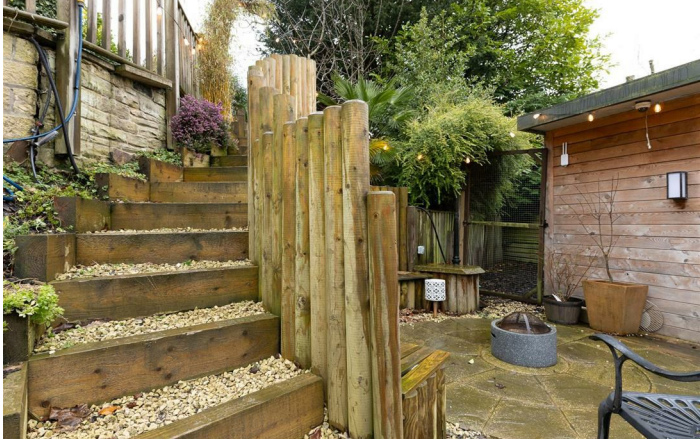
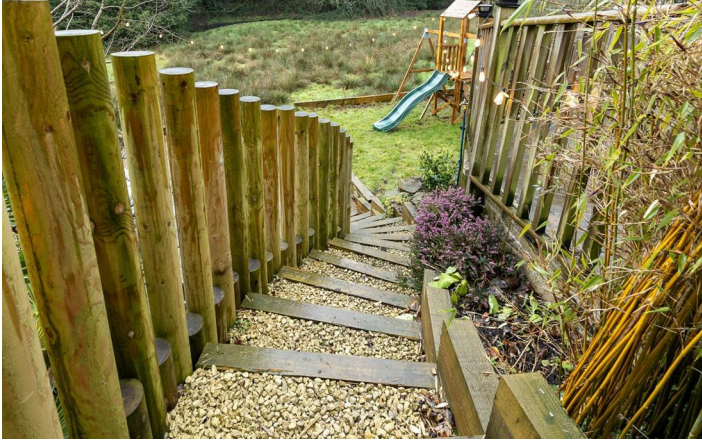
<b>Entrance</b>	<b>Family Bathroom</b>
<b>Lounge</b>	8'6" x 5'4" (2.59m x 1.63m)
16'3" x 12'9" (4.95m x 3.89m)	<b>Garage and Parking</b>
<b>Breakfast Kitchen</b>	<b>Garden</b>
16'4" x 9'5" (4.98m x 2.87m)	<b>Outbuilding/Home Office</b>
<b>Family Room</b>	8'11" x 7'9" (2.72m x 2.36m)
14'10" x 8'5" (4.52m x 2.57m)	
<b>First Floor Landing</b>	
<b>Master Bedroom</b>	
11'10" x 9'8" (3.61m x 2.95m)	
<b>Bedroom 2</b>	
8'6" x 7'5" (2.59m x 2.26m)	
<b>Bedroom 3</b>	
7'7" x 6'4" (2.31m x 1.93m)	



## Directions









Floor Plan



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Total Area: 88.4 m<sup>2</sup> ... 952 ft<sup>2</sup>

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.

