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69 The Cutting

Brockholes, Holmfirth, HD9 7HL

A super two double bedroom modern cottage tucked away in this sought after location with lovely views just a short walk from the train station and respected infant and junior school. The property is in excellent condition throughout with contemporary fixtures and fittings with the benefit of off road parking and enclosed level garden. The accommodation briefly comprises hallway area, dining kitchen, downstairs WC and separate lounge. To the first floor are two good sized bedrooms and a family bathroom. Open aspect views to both front and rear.

O.I.R.O £225,000

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2 1 1

- MODERN TWO DOUBLE BEDROOM COTTAGE IN SOUGHT AFTER LOCATION
- SPACIOUS MODERN ACCOMMODATION WITH LOVELY VIEWS
- DINING KITCHEN AND LOUNGE OPENING TO THE GARDEN
- EXCELLENT CONDITION THROUGHOUT
- TWO GOOD SIZED FIRST FLOOR BEDROOMS AND FAMILY BATHROOM
- GARDEN AND OFF ROAD PARKING, SHORT WALK TO THE TRAIN STATION

Entrance

WC/Cloakroom

5'10" x 3'3" (1.78m x 0.99m)

Dining Kitchen

13'8" x 13'1" (4.17m x 3.99m)

Lounge

15'5" x 9'9" (4.70m x 2.97m)

First Floor Landing

Master Bedroom

14'1" x 8'7" (4.29m x 2.62m)

Bedroom 2

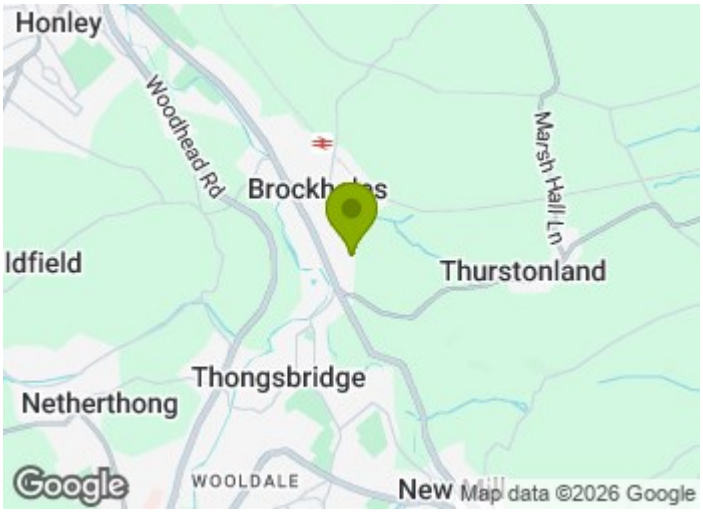
13'11" x 8'8" (4.24m x 2.64m)

Bathroom

6'10" x 5'10" (2.08m x 1.78m)

Off Road Parking

Garden



Directions









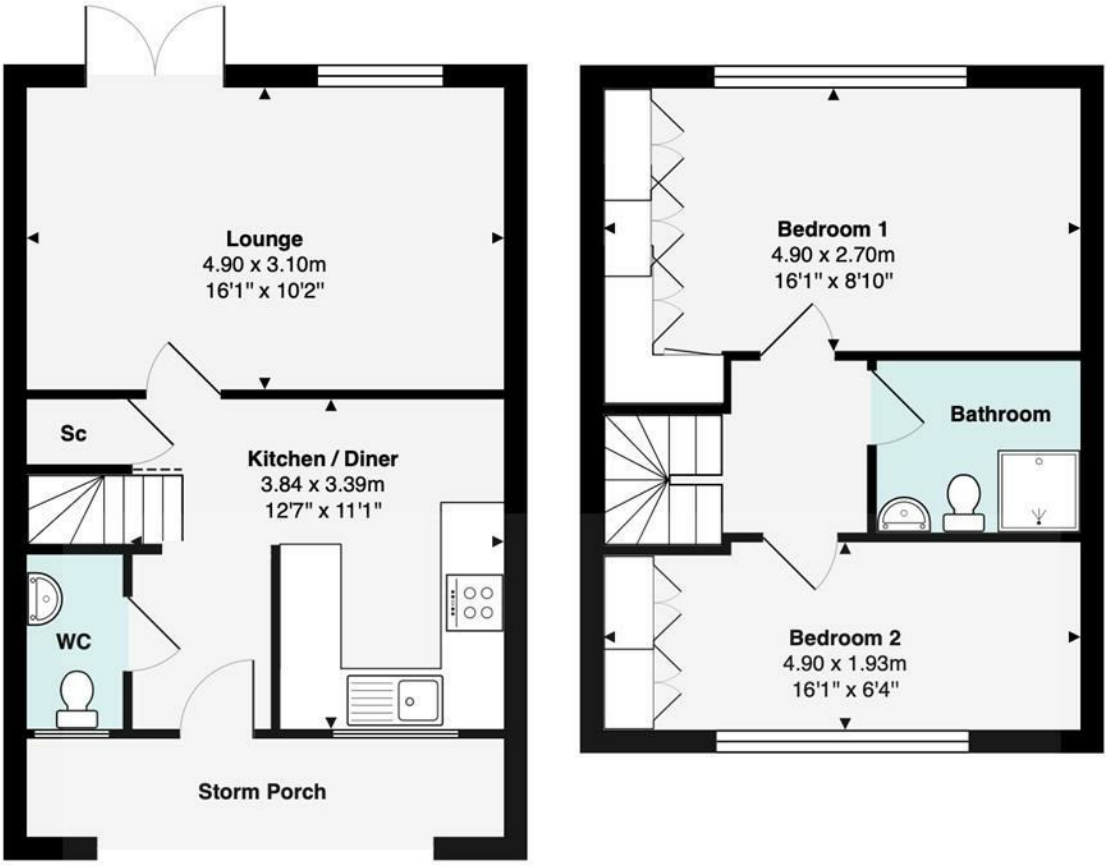








Floor Plan



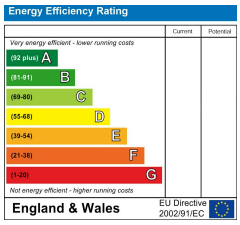
The Cutting, Brockholes, Holmfirth, HD9 7HL

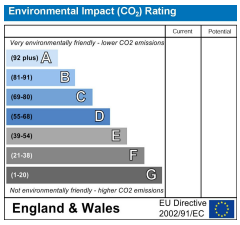
Total Area: 70.0 m² ... 754 ft²

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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.





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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