



Snow Gate™

Estate agency done properly



16 Oakes Lane

Brockholes, Holmfirth, HD9 7AR

Rare to the market is this charming two bedroom cottage bursting with character. Offering spacious accommodation and with two double bedrooms, this property has a wonderful array of features including exposed beams, stone mullion windows and a stone fireplace.

Set to the front is a good sized, low maintenance and enclosed garden featuring a patio area, lawn and decking. It provides the perfect space to sit out and enjoy the sunshine on an evening. To the rear of the property is a well-maintained cottage garden, with a stone pathway leading down to a gravelled area ideal for storage. The rear garden also offers the potential to be developed into an additional private seating area if required.

Set in a semi-rural location, the open countryside is just minutes away with many walks available direct from the property, whilst local amenities including school, railway station, public houses and shops are conveniently located nearby. The up and coming Honley village, with a range of restaurants, bars and shops, is a short distance away, and the centre of Holmfirth is just a short drive from the property.

£1,000

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- CHARMING TWO BEDROOM CHARACTER COTTAGE
- PLENTY OF ON-ROAD PARKING
- COUNCIL TAX BAND A
- RAILWAY STATION WITHIN WALKING DISTANCE
- DOUBLE GLAZING THROUGHOUT
- GOOD SIZED FRONT GARDEN
- AVAILABLE MID FEBRUARY

Entrance

Kitchen

Lounge with Dining Area

Cellar

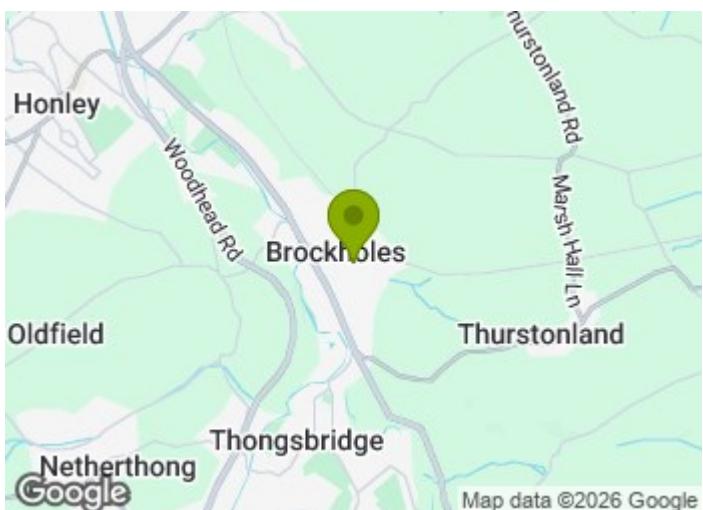
Landing

Bedroom One

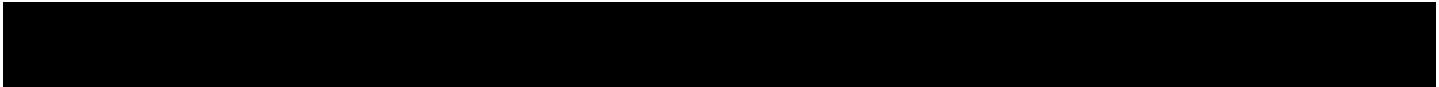
Bedroom Two

House Bathroom

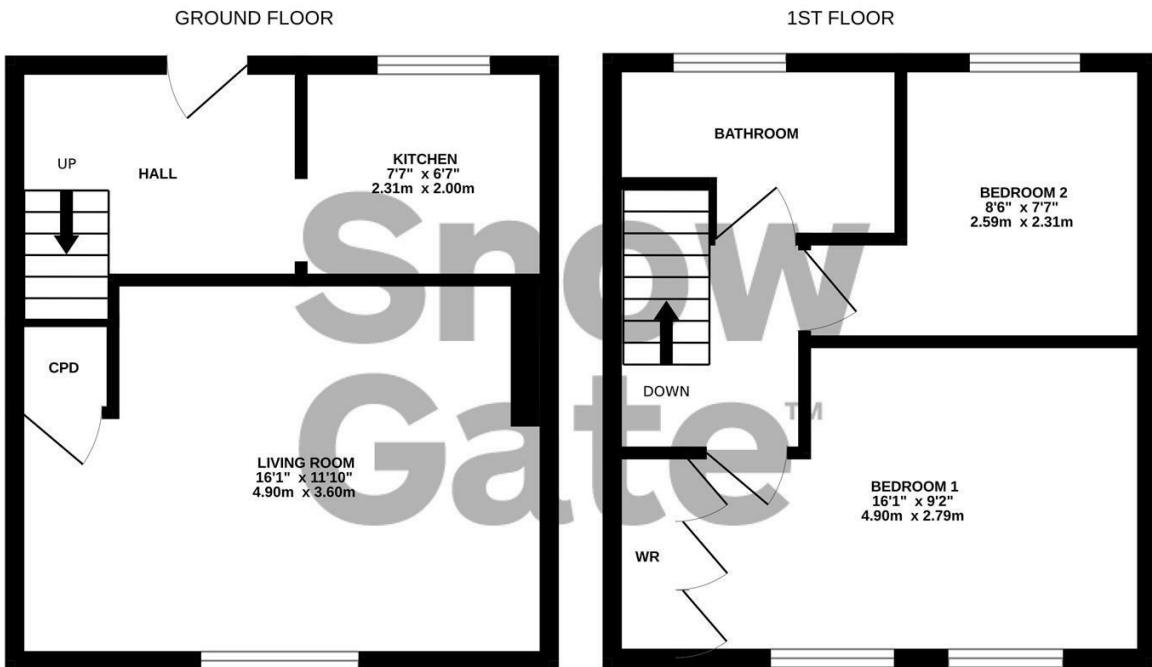
Garden



Directions



Floor Plan

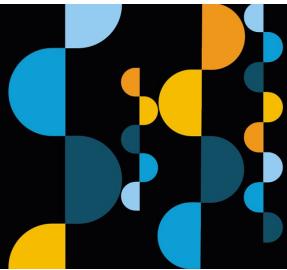


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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



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