



# Snow Gate™

Estate  
agency  
done  
properly



158 Dunford Road  
, Holmfirth, HD9 2DT

A very special and unique 3/4 double bedroom family home a short walk from the heart of Holmfirth with beautiful woodland views to the rear, unspoilt period character and very pretty rear garden. The accommodation, over five floors is highly flexible and allows for the property to be divided in two to create a 2/3 double bedroom cottage and separate, self contained, one double bedroom cottage. The accommodation briefly comprises entrance hallway, lounge, dining kitchen, lower floor guest double bedroom with ensuite, lower ground floor lounge, WC and store. The first floor has two double bedrooms and a family bathroom and the loft has a versatile occasional fourth bedroom.

£300,000

# 158 Dunford Road , Holmfirth, HD9 2DT



- A VERY SPECIAL AND SPACIOUS PERIOD COTTAGE - TWO FOR THE PRICE OF ONE
- FLEXIBLE 3/4 DOUBLE BEDROOM ACCOMMODATION OVER FIVE FLOORS WITH TWO RECEPTION ROOMS & TWO BATHROOMS
- JAM PACKED WITH PERIOD FEATURES - TWO SOLID FUEL STOVES, ORIGINAL STONWORK, BEAMS AND YORKSHIRE RANGE
- POSSIBILITY TO CREATE/UTILISE A SELF CONTAINED ONE DOUBLE BEDROOM ANNEX/HOLIDAY LET
- OPEN PLAN GROUND FLOOR LIVING ROOM AND DINING KITCHEN
- OASIS SECLUDED REAR GARDEN WITH WOODLAND BACKDROP

## Entrance

## Lounge

15'6" x 11'2" (4.72m x 3.40m)

## Kitchen

11'11" x 11'10" (3.63m x 3.61m)

## Lower Floor

## Utility/Keeping Cellar

9'8" x 6'10" (2.95m x 2.08m)

## Bedroom 3

12'2" x 9'0" (3.71m x 2.74m)

## Ensuite Shower Room

11'3" x 6'10" (3.43m x 2.08m)

## Lower Ground Floor

## Snug/Sitting Room

14'9" x 12'1" (4.50m x 3.68m)

## WC

5'5" x 2'4" (1.65m x 0.71m)

## Vaulted Utility Store Room

14'8" x 5'5" (4.47m x 1.65m)

## First Floor Landing

## Bedroom 1

15'0" x 9'4" (4.57m x 2.84m)

## Bedroom 2

12'2" x 9'5" (3.71m x 2.87m)

## Family Bathroom

8'7" x 5'2" (2.62m x 1.57m)

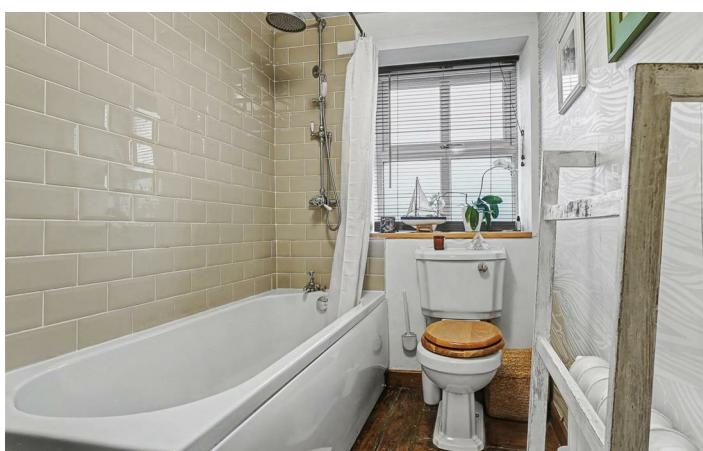
## Occasional Attic Bedroom

14'8" x 11'11" (4.47m x 3.63m)

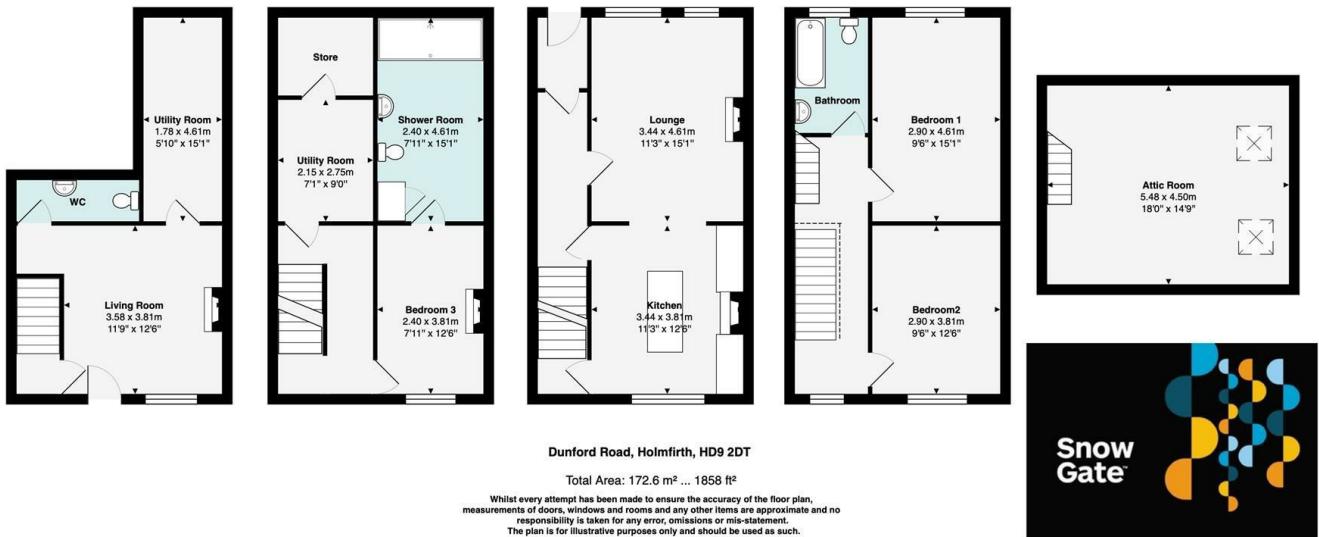
## Garden



## Directions

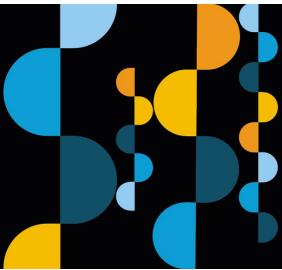


# Floor Plan



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <span style="background-color: green;">A</span>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <span style="background-color: green;">A</span>	
(81-91) <span style="background-color: lightgreen;">B</span>		(81-91) <span style="background-color: lightblue;">B</span>	
(69-80) <span style="background-color: yellow;">C</span>		(69-80) <span style="background-color: lightblue;">C</span>	
(55-68) <span style="background-color: orange;">D</span>	66	(55-68) <span style="background-color: orange;">D</span>	
(39-54) <span style="background-color: red;">E</span>	79	(39-54) <span style="background-color: red;">E</span>	
(21-38) <span style="background-color: darkred;">F</span>		(21-38) <span style="background-color: darkred;">F</span>	
(1-20) <span style="background-color: darkorange;">G</span>		(1-20) <span style="background-color: darkorange;">G</span>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



**Estate agency done properly**

**Snow Gate**

**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](http://snowgate.co.uk)