



# Snow Gate™

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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

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, Holmfirth, HD9 2DT

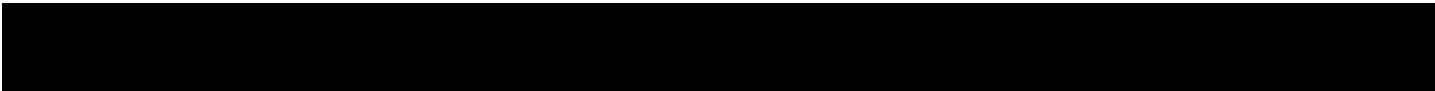


- A VERY SPECIAL AND SPACIOUS PERIOD COTTAGE - TWO FOR THE PRICE OF ONE
- POSSIBILITY TO CREATE/UTILISE A SELF CONTAINED ONE DOUBLE BEDROOM ANNEX/HOLIDAY LET
- FLEXIBLE 3/4 DOUBLE BEDROOM ACCOMMODATION OVER FIVE FLOORS WITH TWO RECEPTION ROOMS & TWO BATHROOMS
- OPEN PLAN GROUND FLOOR LIVING ROOM AND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

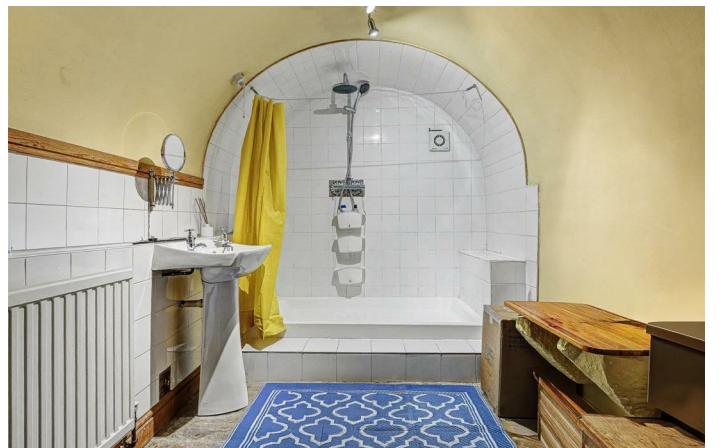
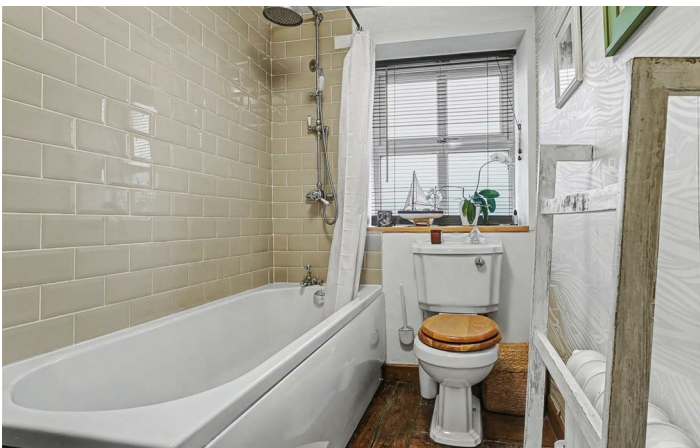
<b>Entrance</b>	<b>WC</b>
	5'5" x 2'4" (1.65m x 0.71m)
<b>Lounge</b>	<b>Vaulted Utility Store Room</b>
15'6" x 11'2" (4.72m x 3.40m)	14'8" x 5'5" (4.47m x 1.65m)
<b>Kitchen</b>	<b>First Floor Landing</b>
11'11" x 11'10" (3.63m x 3.61m)	
<b>Lower Floor</b>	<b>Bedroom 1</b>
	15'0" x 9'4" (4.57m x 2.84m)
<b>Utility/Keeping Cellar</b>	<b>Bedroom 2</b>
9'8" x 6'10" (2.95m x 2.08m)	12'2" x 9'5" (3.71m x 2.87m)
<b>Bedroom 3</b>	<b>Family Bathroom</b>
12'2" x 9'0" (3.71m x 2.74m)	8'7" x 5'2" (2.62m x 1.57m)
<b>Ensuite Shower Room</b>	<b>Occasional Attic Bedroom</b>
11'3" x 6'10" (3.43m x 2.08m)	14'8" x 11'11" (4.47m x 3.63m)
<b>Lower Ground Floor</b>	<b>Garden</b>
<b>Snug/Sitting Room</b>	
14'9" x 12'1" (4.50m x 3.68m)	



## Directions

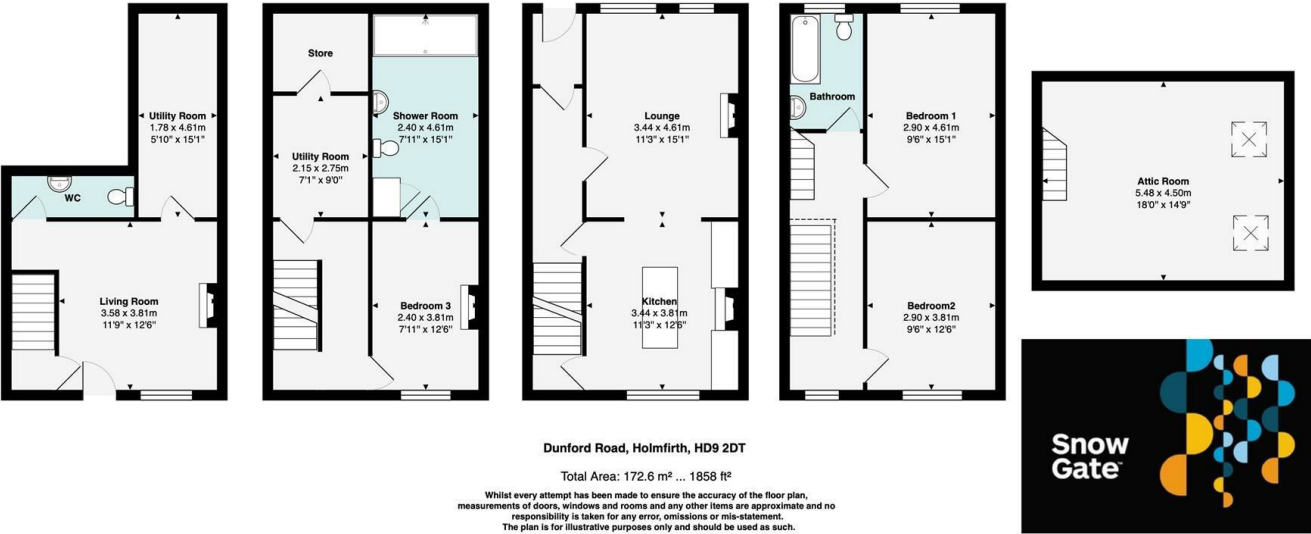




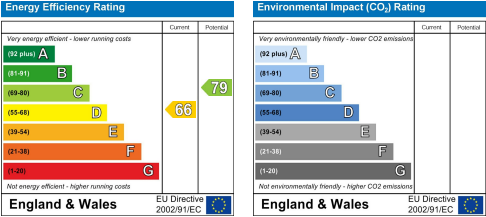




Floor Plan



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.



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