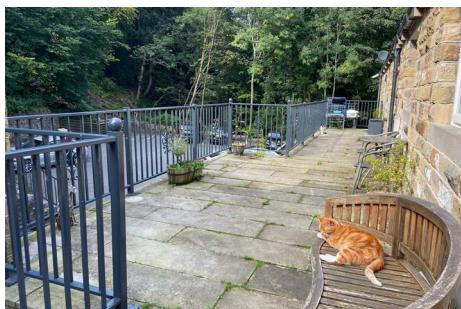




# Snow Gate™

Estate agency done properly



17 Swan Bank Lane  
, Holmfirth, HD9 2DS

A lovely two double bedroom first floor apartment with very attractive views in this hidden location just a short walk from the heart of Holmfirth. The lounge juliet balcony looks over the adjacent beck and woodland, filling the apartment with the sound of running water. The accommodation briefly comprises hallway, lounge, kitchen, two double bedrooms and a bathroom. Plus very useful walk in store cupboard.  
NO VENDOR CHAIN.

£185,000

# 17 Swan Bank Lane , Holmfirth, HD9 2DS



- TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- JULIET BALCONY OVERLOOKING THE ADJACENT BECK
- SHORT WALK TO THE HEART OF HOLMFIRTH
- OUTSIDE SITTING AREA & ALLOCATED PARKING
- PRIVATE, PICTURESQUE AND QUIET LOCATION
- NO VENDOR CHAIN

## Entrance

## Kitchen

9'6" x 6'9" (2.90m x 2.06m)

## Storage Cupboard

6'10" x 4'0" (2.08m x 1.22m)

## Lounge

17'7" x 11'0" (5.36m x 3.35m)

## Master Bedroom

14'4" x 9'2" (4.37m x 2.79m)

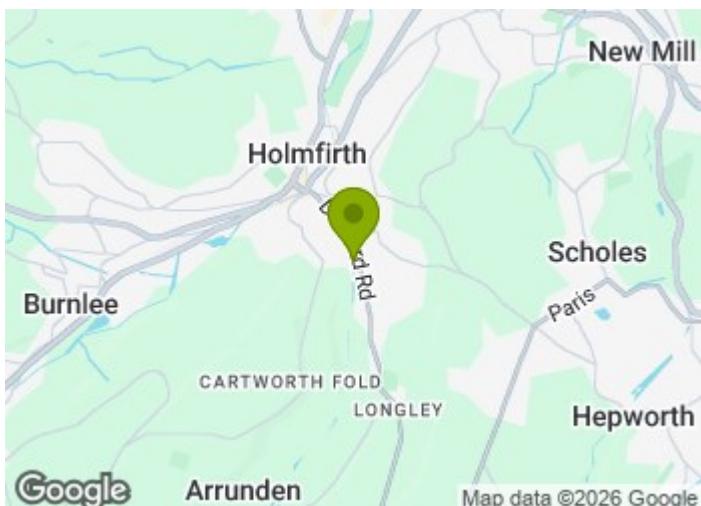
## Bedroom 2

9'6" x 9'3" (2.90m x 2.82m)

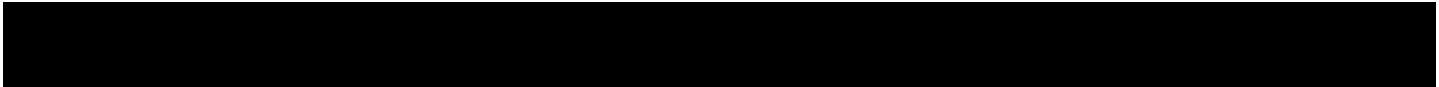
## Bathroom

6'9" x 5'6" (2.06m x 1.68m)

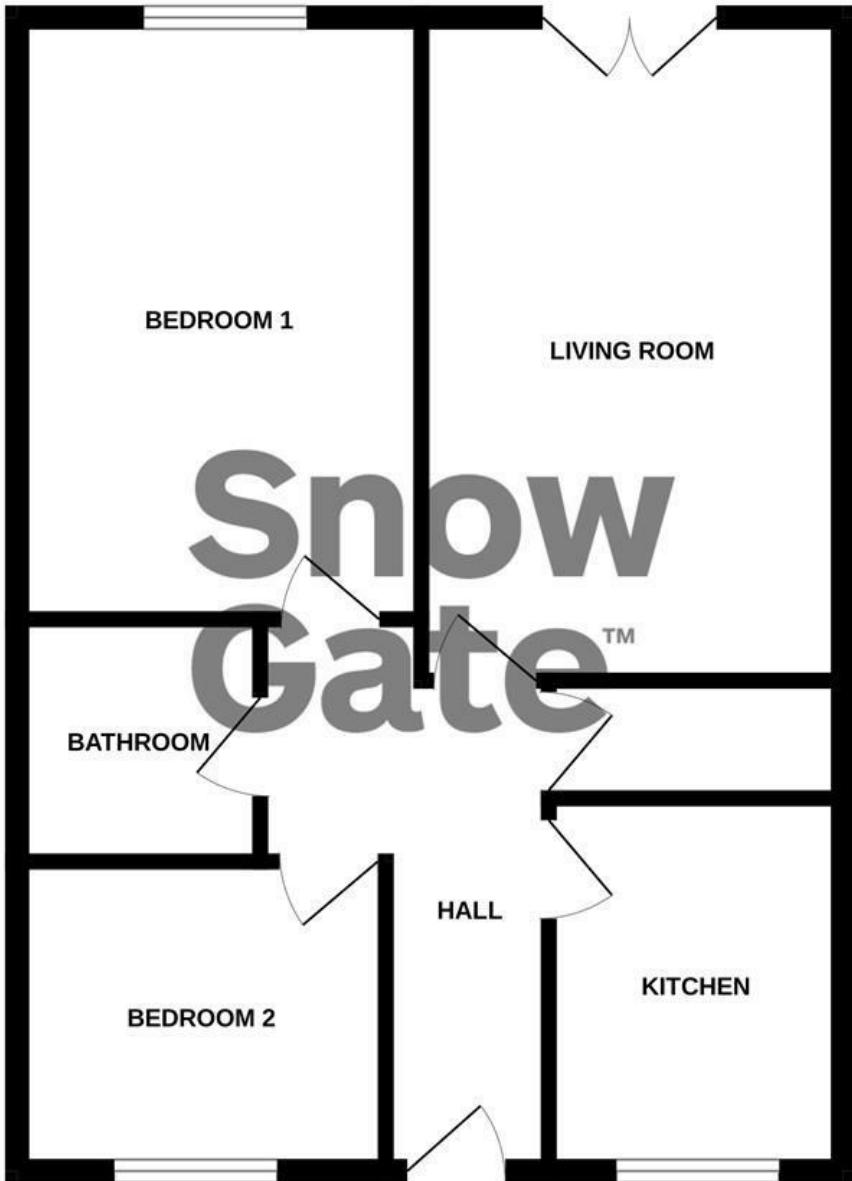
## Outside Space & Parking



## Directions



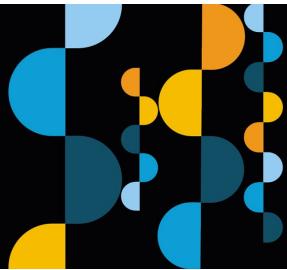
## Floor Plan



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	77	(69-80) C	80
(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 <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Estate agency  
done  
properly

**Snow  
Gate™**

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