

13 Hill

, Holmfirth, HD9 3BN

A stunning character filled three/four double bedroom cottage in this very pretty farm courtyard development a short walk above Holmfirth with exposed beams, mullion windows and two solid fuel stoves. The charming property has three ground floor reception rooms as well as the spacious farmhouse dining kitchen and a tanked vaulted keeping cellar. Briefly comprises entrance porch, dining kitchen, pantry area and cellar. Three reception rooms, ground floor WC/wetroom, three first floor double bedrooms, master with ensuite and family bathroom. Gardens, off road parking and double garage with WC.
NO VENDOR CHAIN.

£500,000

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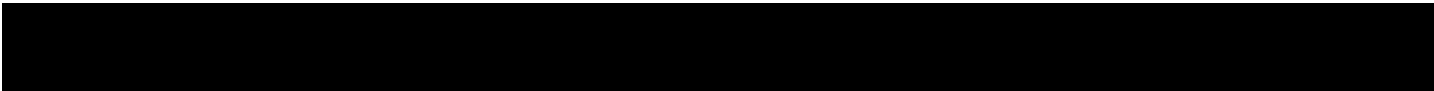


- 3/4 DOUBLE BEDROOM (MASTER WITH ENSUITE) FARMHOUSE COTTAGE
- EXPOSED BEAMS, MULLION WINDOWS AND SOLID FUEL STOVE
- THREE RECEPTION ROOMS AND FARMHOUSE DINING KITCHEN
- BEAUTIFUL RURAL POSITION WITH VIEWS A SHORT WALK FROM HOLMFIRTH
- PANTRY AND TANKED VAULTED KEEPING CELLAR
- GARAGE, OFF ROAD PARKING AND GARDENS

Entrance	Downstairs WC/Wetroom	Double Garage and Outside WC
Farmhouse Kitchen	6'0" x 5'0" (1.83m x 1.52m)	13'4" x 12'3" (4.06m x 3.73m)
19'0" x 10'4" (5.79m x 3.15m)	Utility	Gardens and Off Road Parking
Rear Porch	5'0" x 3'9" (1.52m x 1.14m)	
5'0" x 4'6" (1.52m x 1.37m)	First Floor Landing	
Understairs Pantry	Master Bedroom	
Vaulted Cellar	14'8" x 10'4" (4.47m x 3.15m)	
12'8" x 9'4" (3.86m x 2.84m)	Ensuite	
Lounge	10'5" x 4'6" (3.18m x 1.37m)	
19'0" x 14'5" (5.79m x 4.39m)	Bedroom 2	
Snug/Home Office	10'8" x 9'5" (3.25m x 2.87m)	
8'11" x 8'11" (2.72m x 2.72m)	Bedroom 3	
Sitting Room	10'4" x 7'9" (3.15m x 2.36m)	
17'10" x 13'2" (5.44m x 4.01m)	Bathroom	
	8'4" x 6'11" (2.54m x 2.11m)	

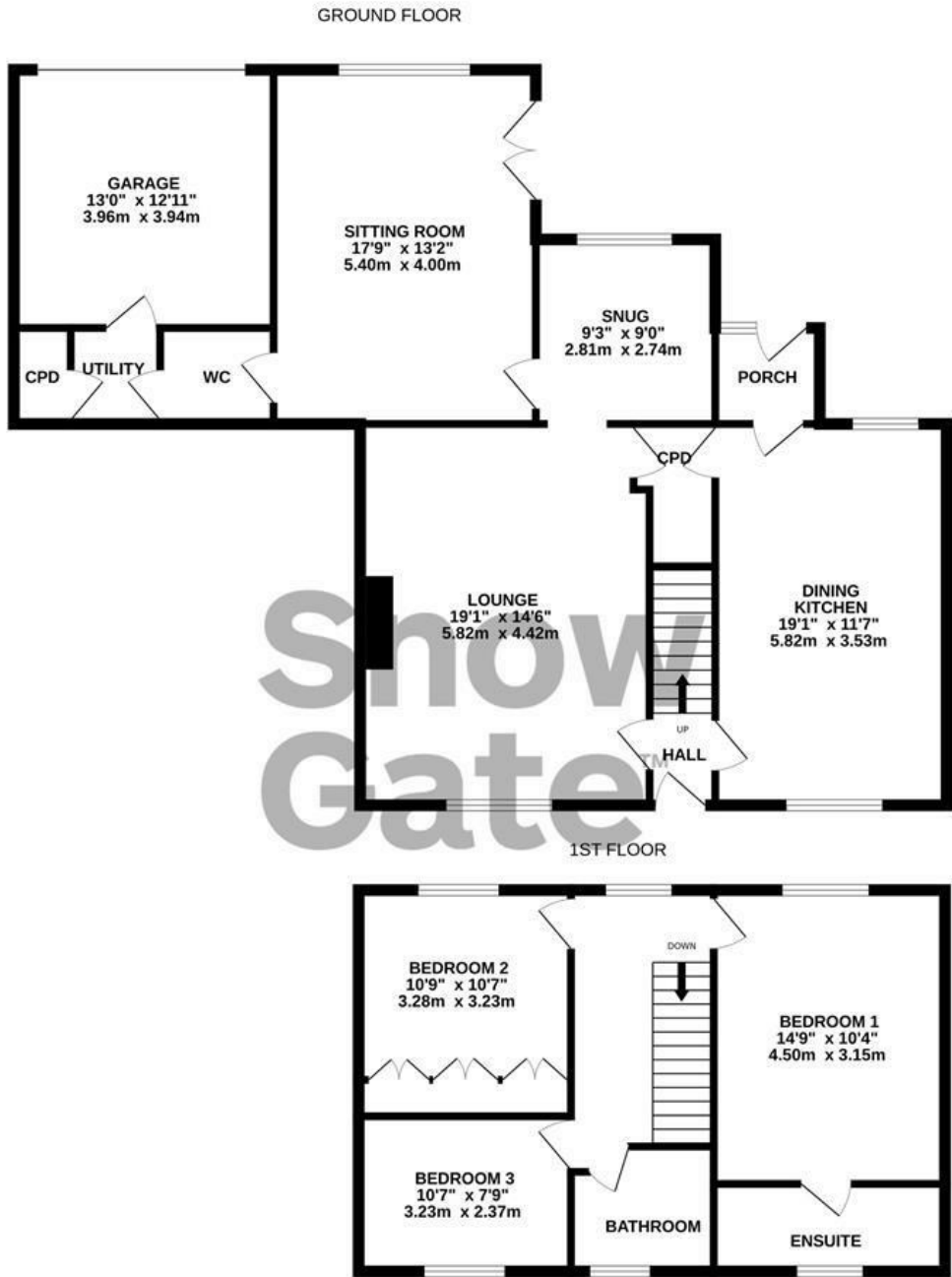


Directions





Floor Plan

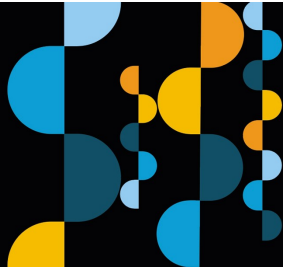
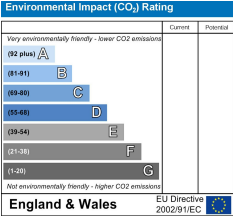
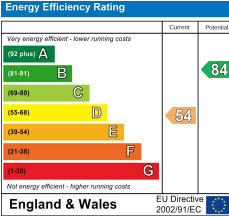


TOTAL FLOOR AREA : 1687 sq.ft. (156.7 sq.m.) approx.

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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