Snow Gate™

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2 Clifton Avenue

Holmfirth, , HD9 1AL

An extended and modernised four bedroom semi detached family home with gardens, off road parking and large integral garage as well as a recently completed garden man cave. The property is located on the edge of Holmfirth just a short walk from all the local amenities including the excellent local schools with beautiful far reaching Valley views. Neutrally decorated throughout with modern fixtures and fittings and integral appliances. Comprises hallway, lounge, dining room, downstairs wc, breakfast kitchen and integral garage. To the first floor are four bedrooms, master with ensuite and a family bathroom. Gas central heating and double glazing. No Vendor Chain!

O.I.R.O £399,950

2 Clifton Avenue

Holmfirth, , HD9 1AL

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- AN IMMACULATE EXTENDED FOUR BEDROOM SEMI DETACHED HOME
- BEAUTIFUL HOLME VALLEY VIEWS JUST A SHORT WALK FROM HOLMFIRTH CENTRE
- MASTER BEDROOM WITH ENSUITE AND CONTEMPORARY FIXTURES THROUGHOUT
- TWO SPACIOUS RECEPTION ROOMS AND QUALITY TIMBER OUTBUILDING/MAN CAVE
- INTEGRAL GARAGE, OFF ROAD PARKING, LARGE GARDEN AND AMAZING VIEWS
- NO VENDOR CHAIN

Entrance

Lounge

12'2" x 11'5" (3.71m x 3.48m)

Dining Room

11'4" x 10'1" (3.45m x 3.07m)

Breakfast Kitchen

11'5" x 11'0" (3.48m x 3.35m)

WC

6'2" x 3'0" (1.88m x 0.91m)

Integral Garage

17'0" x 8'11" (5.18m x 2.72m)

First Floor Landing

Master Bedroom

12'8" x 11'7" (3.86m x 3.53m)

Ensuite

6'5" x 4'10" (1.96m x 1.47m)

Bedroom 2

12'4" x 10'2" (3.76m x 3.10m)

Bedroom 3

10'2" x 10'1" (3.10m x 3.07m)

Bedroom 4/Office

8'7" x 5'10" less bulkhead (2.62m x 1.78m less bulkhead)

Bathroom

7'1" x 6'2" (2.16m x 1.88m)

Outbuilding

16' x 10' approx (4.88m x 3.05m approx)

Garden and Parking



Directions









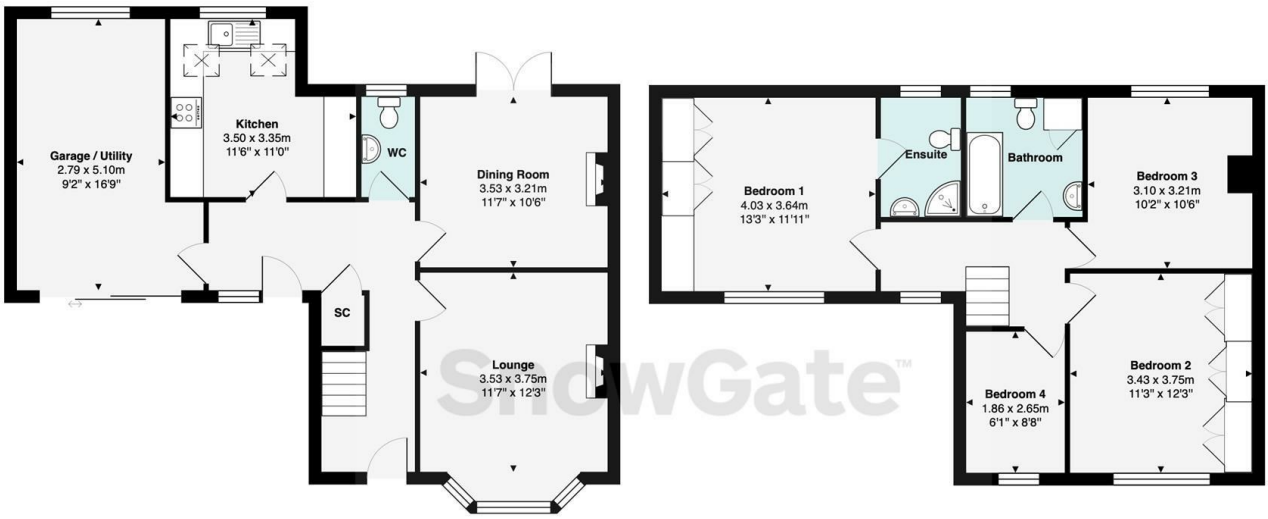








Floor Plan

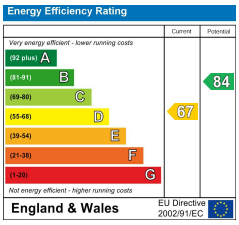


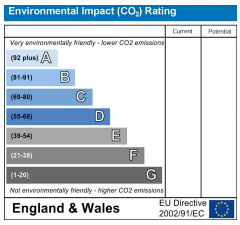
Clifton Avenue, Wooldale, Holmfirth, HD9 1AL

Total Area: 126.5 m² ... 1362 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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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