



Snow Gate™

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5 Farfield Avenue

Hepworth, Holmfirth, HD9 1TT

A fabulous three double bedroom detached true bungalow which is immaculate throughout having undergone a partial renovation/partial programme of improvement. The property occupies a large corner plot in this very sought after and picturesque village and offers the potential for extension. Available with no vendor chain the property briefly comprises entrance hallway, three bedrooms, master with ensuite, breakfast kitchen, open plan lounge and dining room, family bathroom and separate WC. Detached garage, off road parking and large corner plot.

NO VENDOR CHAIN.

£425,000

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- THREE DOUBLE BEDROOM DETACHED TRUE BUNGALOW
- LEVEL CORNER PLOT WITH BEAUTIFUL VIEWS, OFF ROAD PARKING AND GARAGE
- EXCELLENT CONDITION THROUGHOUT WITH MANY IMPROVEMENTS MADE
- MASTER BEDROOM WITH ENSUITE, FAMILY BATHROOM AND SEPARATE WC
- STUNNING VILLAGE LOCATION WITH POPULAR LOCAL PUB
- NO VENDOR CHAIN

Entrance

Hallway

13'6" x 5'6" (4.11m x 1.68m)

Master Bedroom

14'10" x 9'10" (4.52m x 3.00m)

Ensuite

7'3" x 5'1" (2.21m x 1.55m)

Bedroom 2

12'10" x 8'5" (3.91m x 2.57m)

Dressing Room

7'10" x 5'9" (2.39m x 1.75m)

Bedroom 3

10'9" x 8'11" (3.28m x 2.72m)

Separate WC

6'0" x 3'11" (1.83m x 1.19m)

Bathroom

8'10" x 5'6" (2.69m x 1.68m)

Breakfast Kitchen

12'0" x 8'10" (3.66m x 2.69m)

Breakfast Area

6'4" x 5'10" (1.93m x 1.78m)

Side Porch

6'1" x 2'11" (1.85m x 0.89m)

Lounge

17'2" x 12'10" (5.23m x 3.91m)

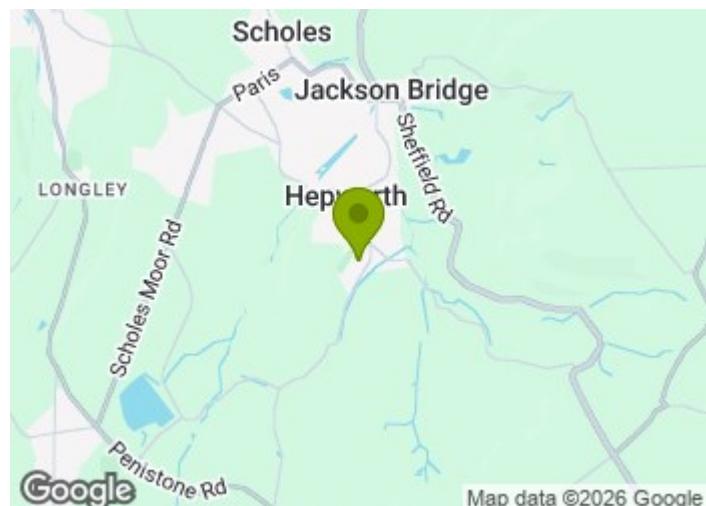
Dining Room

9'4" x 7'11" (2.84m x 2.41m)

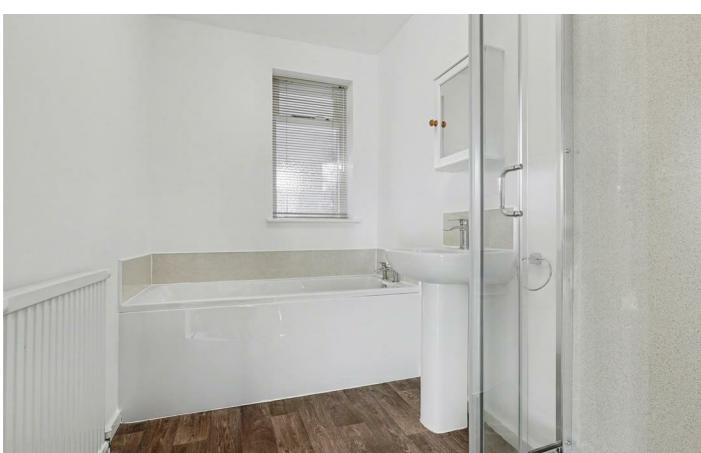
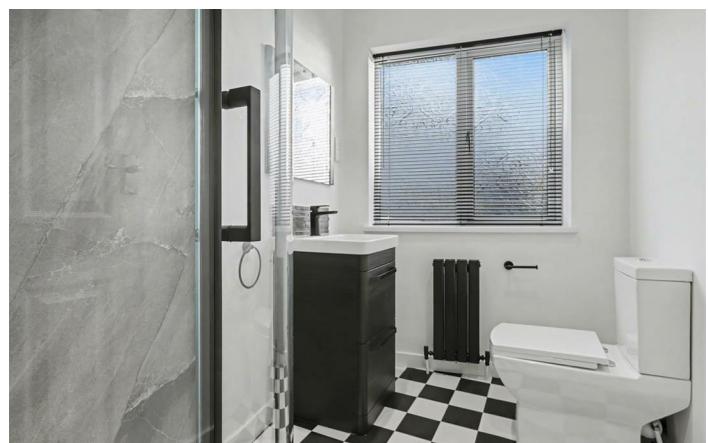
Garden

Garage and Off Road Parking

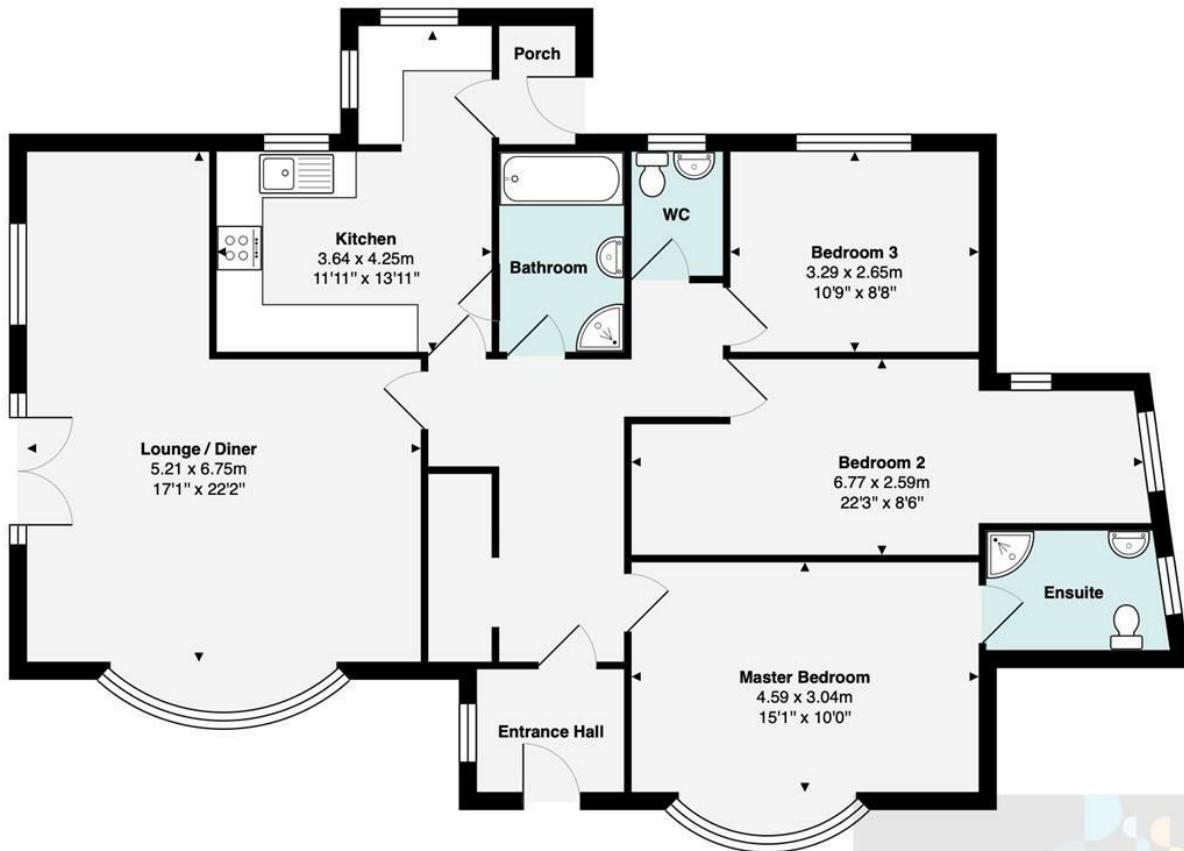
18'9" x 8'6" (5.72m x 2.59m)



Directions



Floor Plan



Farfield Avenue, Hepworth, Holmfirth, HD9 1TT

Total Area: 111.3 m² ... 1198 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.

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

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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