



## Far Cliffe

, Holmfirth, HD9 1XA

A beautiful three/four bedroom character cottage in this stunning courtyard setting above Holmfirth surrounded by the famous Holme Valley countryside. The property is immaculate throughout with quality, contemporary fixtures and fittings combined with exposed beams, stonework and fireplace with solid fuel stove. Briefly comprises entrance lobby, kitchen, lounge and family room. To the first floor are three bedrooms and a bathroom with both bath and shower. Really useful occasional loft room with side window and fixed step ladder access. Garden, off road parking and secure store.

NO VENDOR CHAIN.

£385,000

# Far Cliffe

, Holmfirth, HD9 1XA



- BEAUTIFUL THREE BEDROOM PERIOD COTTAGE FULL OF CHARACTER
- MODERNISED THROUGHOUT WITH CONTEMPORARY AND QUALITY FIXTURES AND FITTINGS
- STUNNING LOFT ROOM IDEAL FOR STUDY, FAMILY ROOM OR OCCASIONAL BEDROOM
- LARGE LOUNGE WITH STONE FIREPLACE HOUSING A SOLID FUEL STOVE
- QUIET PICTURESQUE RURAL HAMLET POSITION JUST ABOVE HOLMFIRTH
- NO VENDOR CHAIN

## Entrance

## Kitchen

11'10" x 10'8" (3.61m x 3.25m)

## Lounge

17'9" x 13'0" (5.41m x 3.96m)

## Family Room

10'1" x 5'4" (3.07m x 1.63m)

## First Floor Landing

## Master Bedroom

11'5" x 9'5" (3.48m x 2.87m)

## Bedroom 2

11'5" x 8'0" (3.48m x 2.44m)

## Bedroom 3

9'10" x 6'5" max (3.00m x 1.96m max)

## Occasional Loft Room

18'1" x 8'5" (5.51m x 2.57m)

## Family Bathroom

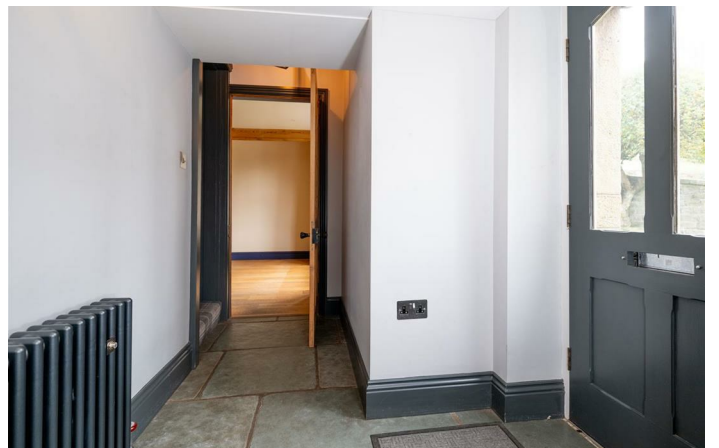
13'6" x 6'3" average (4.11m x 1.91m average)

## Parking, Garden and Secure Store

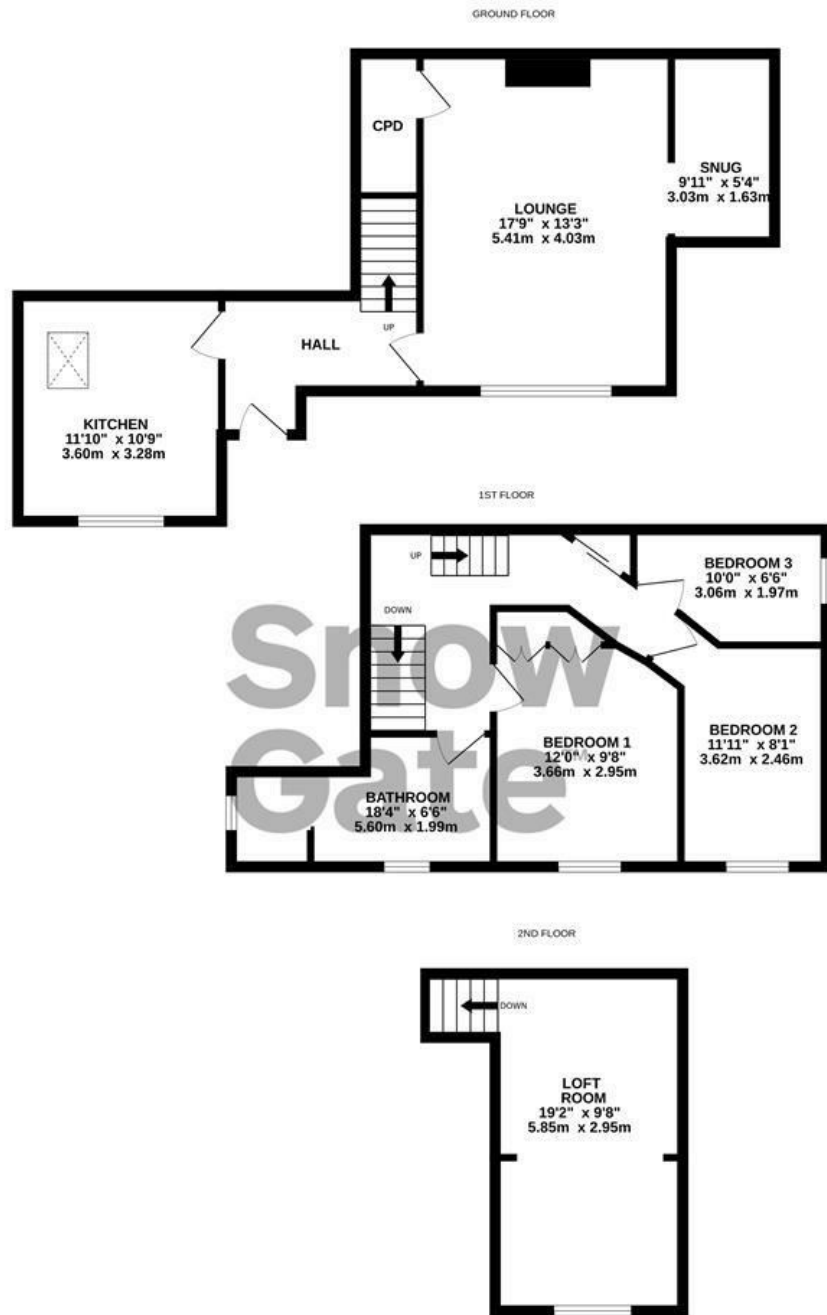


## Directions

To locate the property please use what3words - [share.simulator.recap](https://www.what3words.com/)

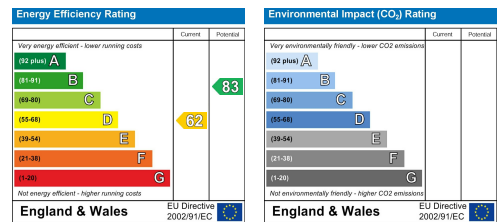


# Floor Plan



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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**Snow Gate**

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