



Snow Gate™

Estate
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60 Cliff Road

, Holmfirth, HD9 1UY

UNFURNISHED: A beautifully appointed two double bedroom terraced cottage in this extremely sought after location with amazing panoramic views across the Holme Valley. The property is immaculate throughout with quality fixtures and fittings and neutral/contemporary decoration and floor coverings. Briefly comprises entrance conservatory, lounge, breakfast kitchen, two double bedrooms and family bathroom. Gas central heating (underfloor heating to the ground floor) and solid fuel style gas stove to the lounge fireplace. Paved entertaining area to the front and two outside stores.

AVAILABLE NOW.

£875 Per Calendar Month

60 Cliff Road
, Holmfirth, HD9 1UY



- TWO DOUBLE BEDROOM CHARACTER COTTAGE
- GROUND FLOOR UNDERFLOOR HEATING AND SOLID FUEL STYLE GAS STOVE
- COUNCIL TAX BAND B
- IMMACULATE THROUGHOUT WITH SPECTACULAR VIEWS
- SPACIOUS SITTING OUT AREA TO THE FRONT
- BOND £875
- LARGE LOUNGE, CONSERVATORY AND BEAUTIFULLY EQUIPPED KITCHEN
- AVAILABLE NOW - UNFURNISHED

Entrance

Conservatory

11'9" x 5'1" (3.58m x 1.55m)

Lounge

14'9" x 14'3" (4.50m x 4.34m)

Breakfast Kitchen

11'10" x 5'8" (3.61m x 1.73m)

First Floor Landing

Master Bedroom

12'8" x 9'3" (3.86m x 2.82m)

Bedroom 2

8'10" x 8'1" (2.69m x 2.46m)

Bathroom

8'7" x 5'11" (2.62m x 1.80m)

Garden and Storage



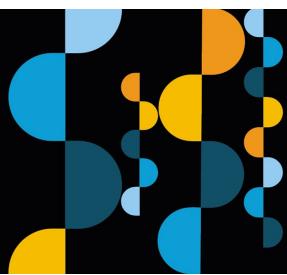
Directions



Floor Plan

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	Present	Current
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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