



61 Luke Lane

Thongsbridge, Holmfirth, HD9 7SZ

This spacious four-bedroom end terrace property on Luke Lane offers a delightful blend of comfort and convenience. Spanning an impressive 1,374 square feet, the home features two inviting reception rooms, perfect for both relaxation and entertaining.

The property boasts two well-appointed bathrooms, including an ensuite, alongside a convenient downstairs WC, ensuring ample facilities for family and guests alike. Set back from the road, the house benefits from enclosed front and rear gardens, providing a private outdoor space to enjoy the stunning views that surround the property.

Well presented throughout, this home is ready for you to move in and make it your own. The location is ideal, with local amenities just a stone's throw away, while the beautiful countryside is also within easy reach, offering a perfect balance of urban and rural living. Additionally, parking for 3-4 vehicles adds to the practicality of this lovely home.

This property is a wonderful opportunity for families or anyone seeking a spacious and well-located residence in the picturesque setting of Holmfirth.

Asking Price £300,000

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- SPACIOUS FOUR BEDROOM END TERRACE PROPERTY
- FRONT AND REAR LOW MAINTENANCE GARDENS
- BATHROOM, ENSUITE AND DOWNSTAIRS WC
- OFF ROAD PARKING FOR 3/4 VEHICLES WITH INTEGRAL GARAGE
- TWO RECEPTION ROOMS PLUS BREAKFAST KITCHEN
- CLOSE TO LOCAL AMENITIES AND OPEN COUNTRYSIDE

Entrance

Breakfast Kitchen

11'6" x 9'1" (3.51m x 2.77m)

Through Lounge and Dining Room

21'2" x 12'6" (6.45m x 3.81m)

Rear Hallway

5'8" x 2'7" (1.73m x 0.79m)

WC/Cloakroom

Utility Area/Rear Lobby

6'1" x 5'8" (1.85m x 1.73m)

Family Room

17'10" x 7'5" (5.44m x 2.26m)

First Floor Landing

Master Bedroom

12'6" x 13'10" (3.81m x 4.22m)

Ensuite

Bedroom 2

7'8" x 11'11" (2.34m x 3.63m)

Bedroom 3

7'8" x 12'10" (2.34m x 3.91m)

Bedroom 4

7'10" x 8'10" (2.39m x 2.69m)

Bathroom

Garage and Parking

Garden

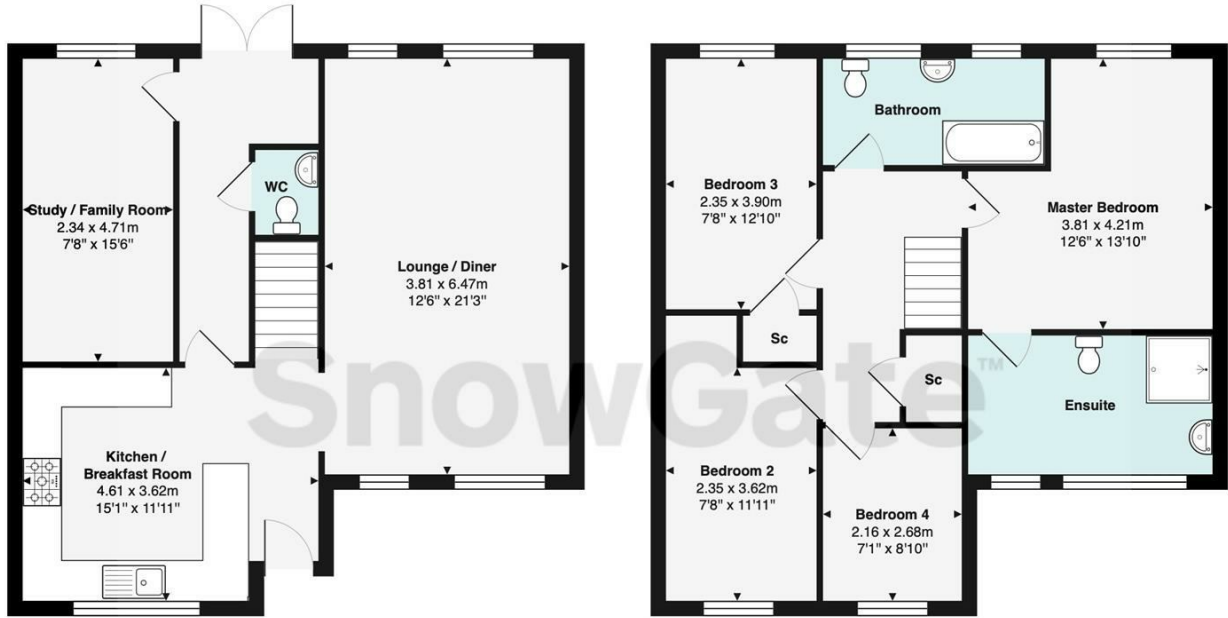


Directions

From Holmfirth take Huddersfield Road towards Honley. Approximately 1 mile turn right at Thongsbridge onto Miry Lane and at the brow of the hill take the second left onto Luke Lane where the property can be found on the right hand side, set back from the road.



Floor Plan

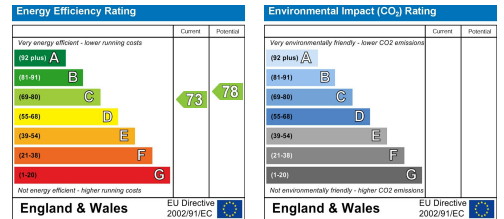


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Total Area: 127.7 m² ... 1374 ft²

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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