



11 Cliff Road
, Holmfirth, HD9 1UY

A brilliant opportunity to purchase this exciting re-development/renovation project set in a beautiful rural position surrounded by greenbelt with gorgeous views on a large plot of approximately a quarter of an acre. The property is dated throughout and now ready for a comprehensive programme of modernisation, improvement and development. Currently comprises farmhouse kitchen, lounge, three bedrooms and a bathroom with beautiful local views and a garden with various outbuildings.
NO VENDOR CHAIN.

O.I.R.O £250,000

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- THREE BEDROOM PERIOD COTTAGE REQUIRING MODERNISATION
- STUNNING RURAL LOCATION WITH VIEWS
- MULLION WINDOWS, YORKSHIRE RANGE AND EXPOSED BEAMS
- LARGE PLOT WITH WOODEN OUTBUILDINGS
- POTENTIAL FOR RE-DEVELOPMENT/EXTENSION
- NO VENDOR CHAIN

Entrance

Conservatory

9'7" x 5'11" (2.92m x 1.80m)

Bathroom

7'1" x 5'7" (2.16m x 1.70m)

Garden and Outbuildings

Farmhouse Kitchen

18'5" x 14'1" (5.61m x 4.29m)

Inner Lobby Area

Lounge

14'3" x 11'5" (4.34m x 3.48m)

First Floor Landing

Bedroom 1

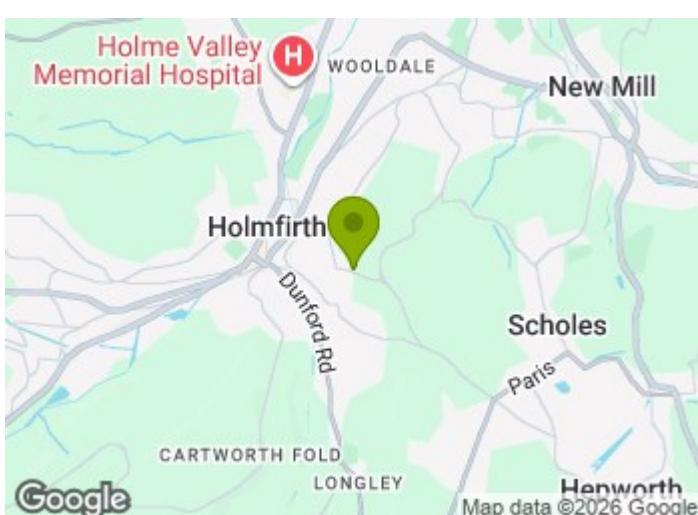
14'6" x 11'5" (4.42m x 3.48m)

Bedroom 2

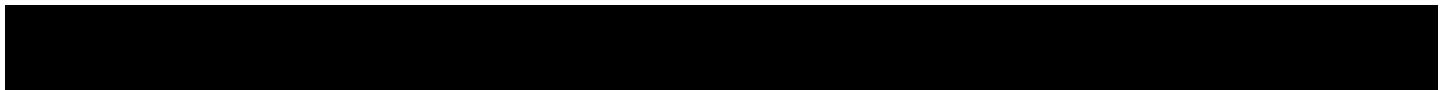
13'0" x 8'0" (3.96m x 2.44m)

Bedroom 3

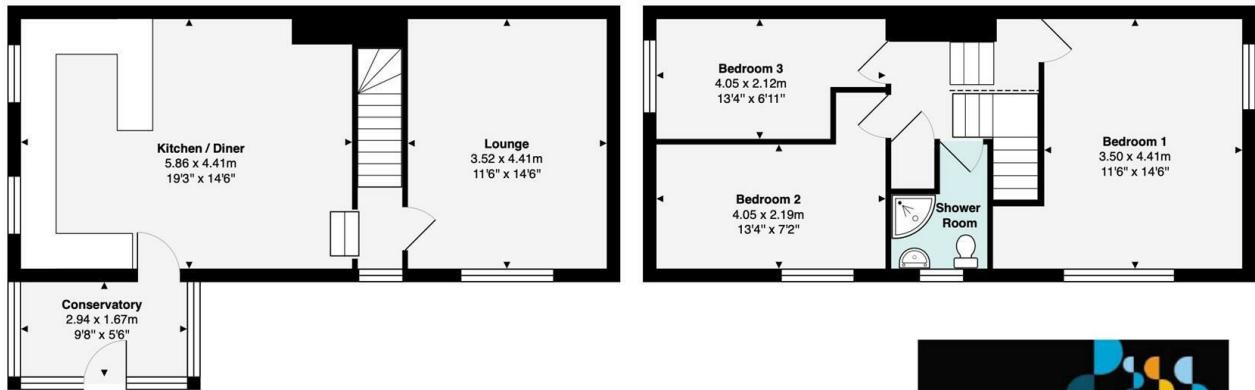
13'2" x 5'11" (4.01m x 1.80m)



Directions



Floor Plan



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Total Area: 96.9 m² ... 1043 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	100	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	64	(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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