



James Street, Holywell Green, HX4 9AS
£270,000

E&H Edkins Holmes
ESTATE AGENTS

Situated in the heart of the ever-popular Holywell Green, this charming and deceptively spacious Victorian home offers a superb blend of period character, generous space, and modern living.

Retaining a wealth of original features, the property boasts high ceilings, elegant picture rails, and a beautiful Victorian archway moulding, all of which enhance its character and sense of space.

The property features two spacious reception rooms, providing flexible living and entertaining space, alongside a modern fitted kitchen designed with both style and practicality in mind. A useful storage cellar adds further convenience.

To the first floor, there are three bedrooms, including two generous doubles. The third bedroom benefits from a mezzanine level, accommodating a double bed – offering a versatile and unique feature. The accommodation is completed by a luxury four-piece bathroom suite, including a stunning roll top bath.

Externally, the property boasts a low-maintenance enclosed garden, thoughtfully designed with decking, patio, and artificial lawn areas – perfect for relaxing or entertaining. In addition, there are two useful outbuildings providing excellent storage or potential for further use.

Ideally positioned close to local amenities, schools, and transport links, this attractive period property seamlessly combines classic Victorian charm with modern comforts, making it an excellent opportunity for a range of buyers.

Early viewing is highly recommended.



Entrance Hall

Oak flooring. Radiator. Original single glazed leaded window above door. Door to front elevation.

Lounge 14'8" x 13'5" (4.476 x 4.109)

Multi-fuel stove. Oak flooring. Radiator. UPVC double glazed window to front elevation.

Dining Room 14'8" x 13'11" (4.494 x 4.266)

Multi-fuel stove. Oak flooring. Radiator. UPVC double glazed window to rear elevation.

Kitchen 9'9" x 7'9" (2.996 x 2.375)

Wall and base units. Ceramic steel sink. Tiled splash back. Electric oven. Gas hob. Extractor fan. Plumbing for washing machine. Integrated dishwasher. Worcester Bosch boiler installed 2026. Access to cellar. Wooden door to rear elevation. UPVC double glazed window to rear elevation.

Cellar

Currently utilised as useful storage space however has potential to convert to additional living accommodation.

Landing

Stairs leading from Entrance Hall. Built in double wardrobe. Currently used as a useful area to dry clothes

Bedroom One 14'0" x 12'1" (4.269 x 3.684)

Radiator. Two UPVC double glazed windows to front elevation.

Bedroom Two 12'11" x 11'6" (3.952 x 3.526)

Radiator. Two UPVC double glazed windows to rear elevation.

Bedroom Three 12'10" max x 6'4" (3.932 max x 1.945)

Mezzanine area leading upto double bed. Storage cupboard. Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Roll top bath with mixer taps and shower head. Double shower cubicle. Partially tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

Outbuildings

Two stone built outbuildings to the rear.

Front Garden

Enclosed patio garden to front.

Rear Garden

Enclosed patio, decking area and artificial lawn garden to rear.

Parking

To the front of the property there is ample street parking available.

Council Tax Band

C

Location

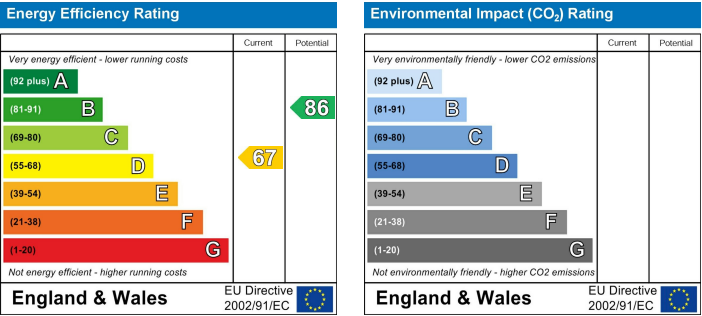
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

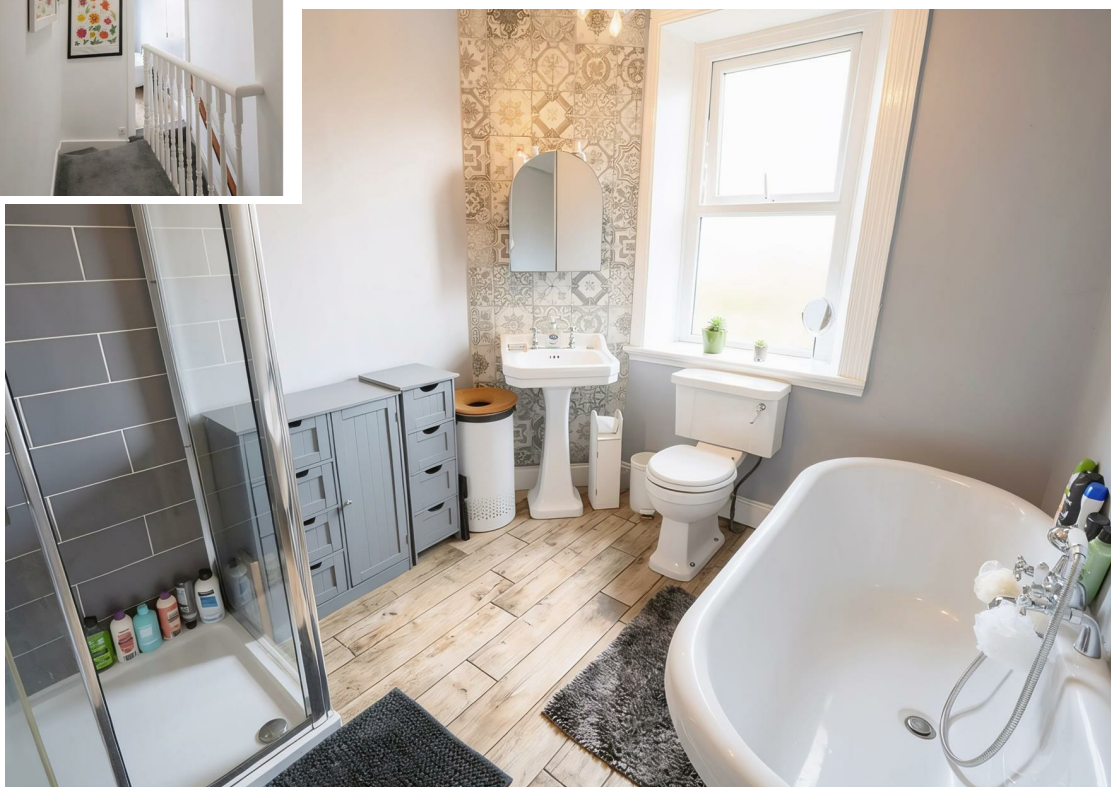
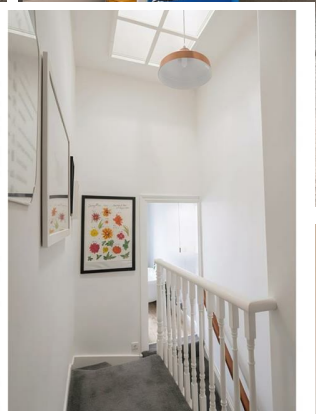
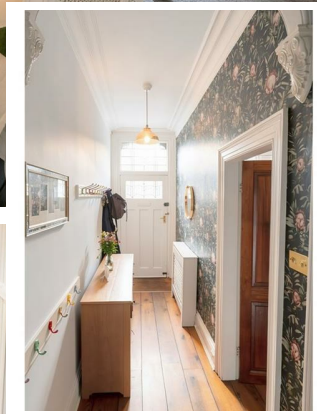
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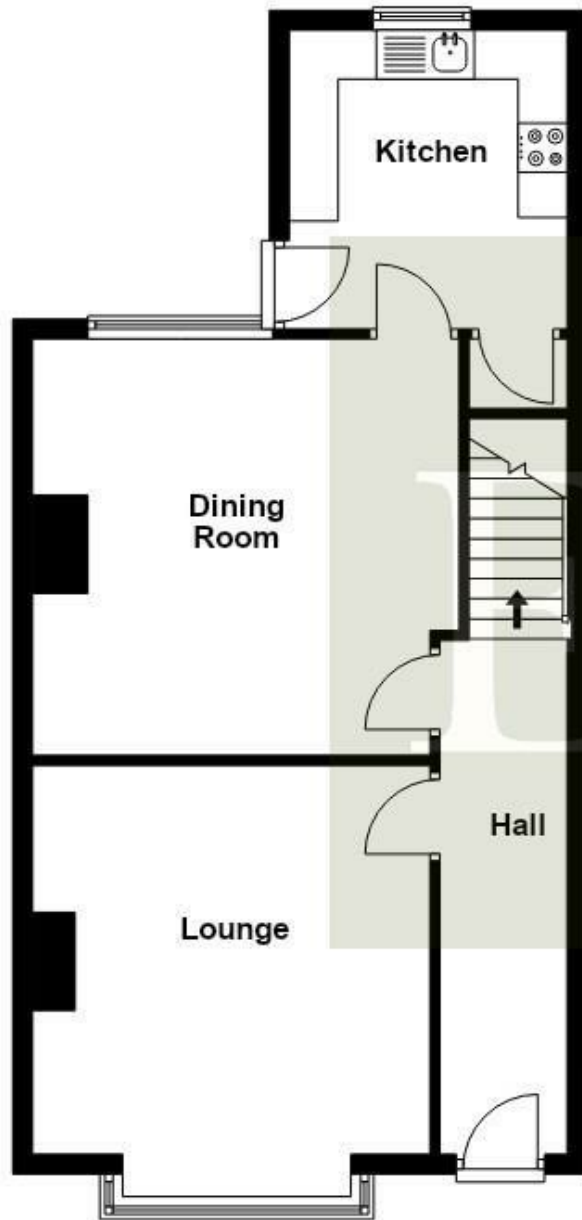
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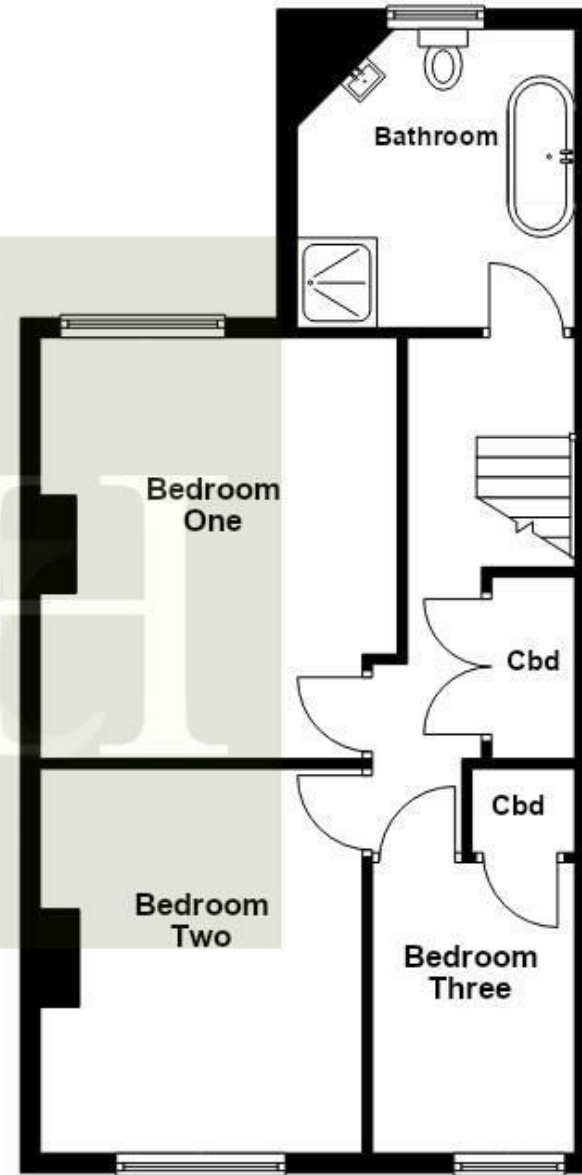




Ground Floor



First Floor



All measurements are approximate and for display purposes only.
Plan produced using PlanUp.