



2 Flush House Lane, Holmbridge, Holmfirth, HD9 2QY  
Offers In Excess Of £500,000

bramleys



## NO UPPER CHAIN

A unique opportunity has arisen to purchase this superb stone built, 4 bedroom, detached property.

Situated in an outstanding rural position with superb panoramic views across the adjacent greenbelt countryside, the property provides 4 bedrooms, with en suite facilities to the master bedroom, 2 generously sized reception rooms, a breakfast kitchen, oil and gas fired central heating (via tank systems) and uPVC double glazed windows.

Externally there is a spacious, detached double garage to the rear, which incorporates a sun terrace above and an additional workshop/storage area beneath, as well as further storage space within the main house.

The property does require a programme of modernisation and improvement works, however this has been reflected within the asking price. Due to the workshops and garaging, the property would make an ideal purchase for a self employed tradesman or alternatively those wishing to make a bespoke dwelling.

Energy Rating: F









## GROUND FLOOR:

A covered entrance porch with external access door leads to the main entrance hall.

### Entrance Hall

With a central heating radiator, Parquet flooring and a staircase rising to the first floor.

### Lounge

18'2" x 12'11" (5.54m x 3.94m)

With an open fireplace, 2 central heating radiators, decorative ceiling coving and a uPVC double glazed window to the front which provides superb far reaching views.

### Dining Room

14'5" x 11'5" (4.39m x 3.48m)

Having a central heating radiator and a uPVC double glazed window which again provides outstanding views.

### Breakfast Kitchen

12'6" x 9'10" (3.81m x 3.00m)

Fitted with a range of wall and base cupboards, in-built gas hob, stainless steel sink unit with twin bowl, part tiled walls, split level oven and grill, plumbing for a dishwasher and built-in pantry cupboard.

### Pantry Cupboard

Providing useful additional storage.

### Side Entrance Vestibule

Giving access to the cloakroom/WC, storage cupboard and kitchen.

### Cloakroom/WC

Furnished with a low flush WC, wash hand basin and window to the side elevation.





### Workshop

29'7" max / 12'5" min x 11'11" max x 8'8" min (9.02m max / 3.78m min x 3.63m max x 2.64m min)

Accessed off an inner hallway. Providing useful storage space or could be utilised as a workshop.

### Storage Room

12'1" x 4'10" (3.68m x 1.47m)

### Utility Area

12'1" x 6'9" (3.68m x 2.06m)

### FIRST FLOOR:

#### Landing

#### Master Bedroom

13'10" x 9'10" (4.22m x 3.00m)

Fitted with a central heating radiator, uPVC double glazed window and an access door to the en suite.

#### En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and shower cubicle. There is also a chrome ladder style radiator.

#### Bedroom 2

12'1" x 10'4" (3.68m x 3.15m)

Having built-in wardrobes, central heating radiator and uPVC double glazed window.

#### Bedroom 3

14'5" x 10'0" (4.39m x 3.05m)

With built-in wardrobes, a central heating radiator and a uPVC double glazed window.

#### Bedroom 4

11'6" x 7'0" (3.51m x 2.13m)

Having a central heating radiator and uPVC double glazed window.

#### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, wash basin and panelled bath.

#### OUTSIDE:

The property has lawned gardens to the front, together with a side parking apron. To the rear there is a driveway which leads to the detached, double garage.

#### Double Garage/Workshop

31'8" max / 27'3" x 23'2" max (9.65m max / 8.31m x 7.06m max)

With automated up and over door, power/light points, an internal staircase descends to the workshop/storage areas within the house. Above the garage there is a sun terrace which provides superb far reaching views.

#### PLEASE NOTE:

The property is being sold on behalf of a relative linked to Bramleys staff.

#### HEATING INFORMATION:

A Calor gas tank serves the gas hob within the kitchen, the radiator in the dining room and one of the bedrooms. The rest of the property is served by an oil fired heating system, which is also uses tank storage.

#### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DIRECTIONS:

Leave the centre of Holmfirth via Greenfield Road (A635) and proceed for approximately 1.7 miles. After passing The Ford Inn P.H on the right hand side, take the next left into Green Gate Road and proceed for approximately 1/2 mile. Flush House Lane will be found as a turning on the left hand side. Follow this road, bearing left after a short distance into the continuation of Flush House Lane. Follow this road down and the property will be found on the left hand side, clearly identified by the Bramleys for sale board.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

G

#### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

#### VIEWINGS:

Please call our office to book a viewing on 01484 530361.



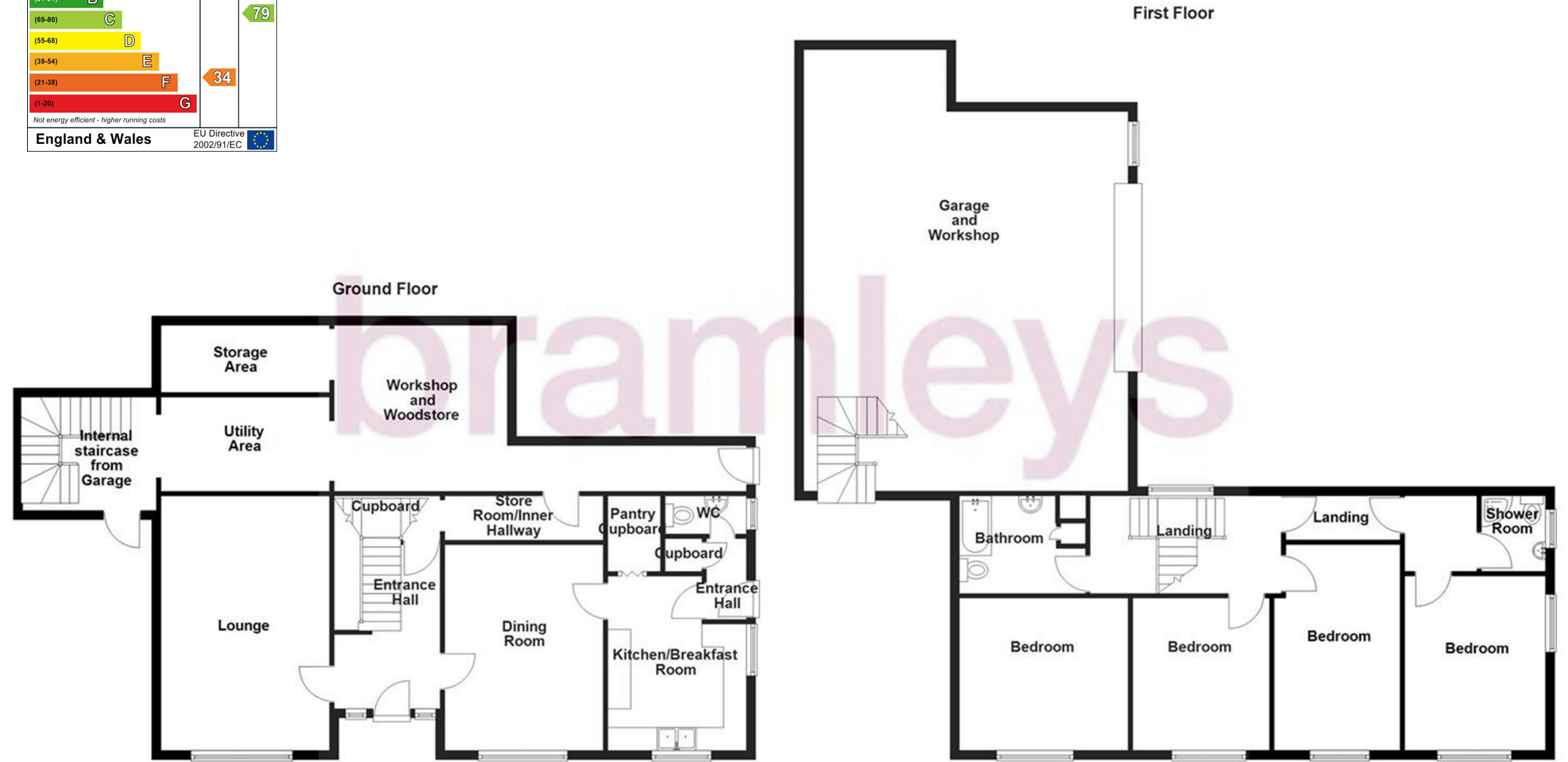








| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 79        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   | 34                      |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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