Snow Gate™

Estate agency done properly









25 Back Lane

, HolmfirthHD9 1HG

Two bedroom character cottage ready for a programme of modernisation within a few minutes walking distance of the heart of Holmfirth with the benefit of a car port to the side. Available with no vendor chain the accommodation briefly comprises entrance lobby, large lounge with a gas fire and beamed ceiling. Galley kitchen with ceramic hob and electric oven, fridge freezer and plumbing for a washing machine. Two good sized first floor bedrooms and a bathroom. Car Port. An ideal investment.

PLEASE NOTE THAT THE LAND DIRECTLY TO THE FRONT OF THE HOUSE AND CAR PORT IS UNREGISTERED LAND WITH NO PROOF OF TITLE - PLEASE ASK FOR DETAILS.

O.I.R.O £100,000

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, Holmfirth, HD9 1HG

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- TWO BEDROOM CHARACTER COTTAGE JUST ABOVE THE HEART OF HOLMFIRTH
- PLEASANT HOLMFIRTH AND VALLEY VIEWS - A SHORT WALK TO THE HEART OF HOLMFIRTH
- READY FOR A PROGRAMME OF MODERNISATION/IMPROVEMENT
- AVAILABLE WITH NO VENDOR CHAIN - CAR PORT TO THE SIDE
- LOUNGE, GALLEY KITCHEN, TWO FIRST FLOOR BEDROOMS AND A BATHROOM
- UNREGISTERED TITLE FOR THE FRONT YARD AND OFF ROAD PARKING AREA - ASK FOR DETAILS

IMPORTANT NOTE

Entrance

Entrance Lobby

3'10" x 3'9" (1.17m x 1.14m)

Lounge

15'1" x 14'2" (4.60m x 4.32m)

Kitchen

11'0" x 5'9" (3.35m x 1.75m)

First Floor Landing

Bedroom 2

9'4" x 8'10" (2.84m x 2.69m)

Master Bedroom

12'2" x 12'1" (3.71m x 3.68m)

Family Bathroom

11'9" x 6'0" (3.58m x 1.83m)

Unregistered Paved Garden

Off Road Parking and Car Port

15'2" x 12'5" (4.62m x 3.78m)



Directions

From the centre of Holmfirth take Dunford Road and then immediately left onto South Lane. Take the next left onto Back Lane where the property can be found on the right hand side.



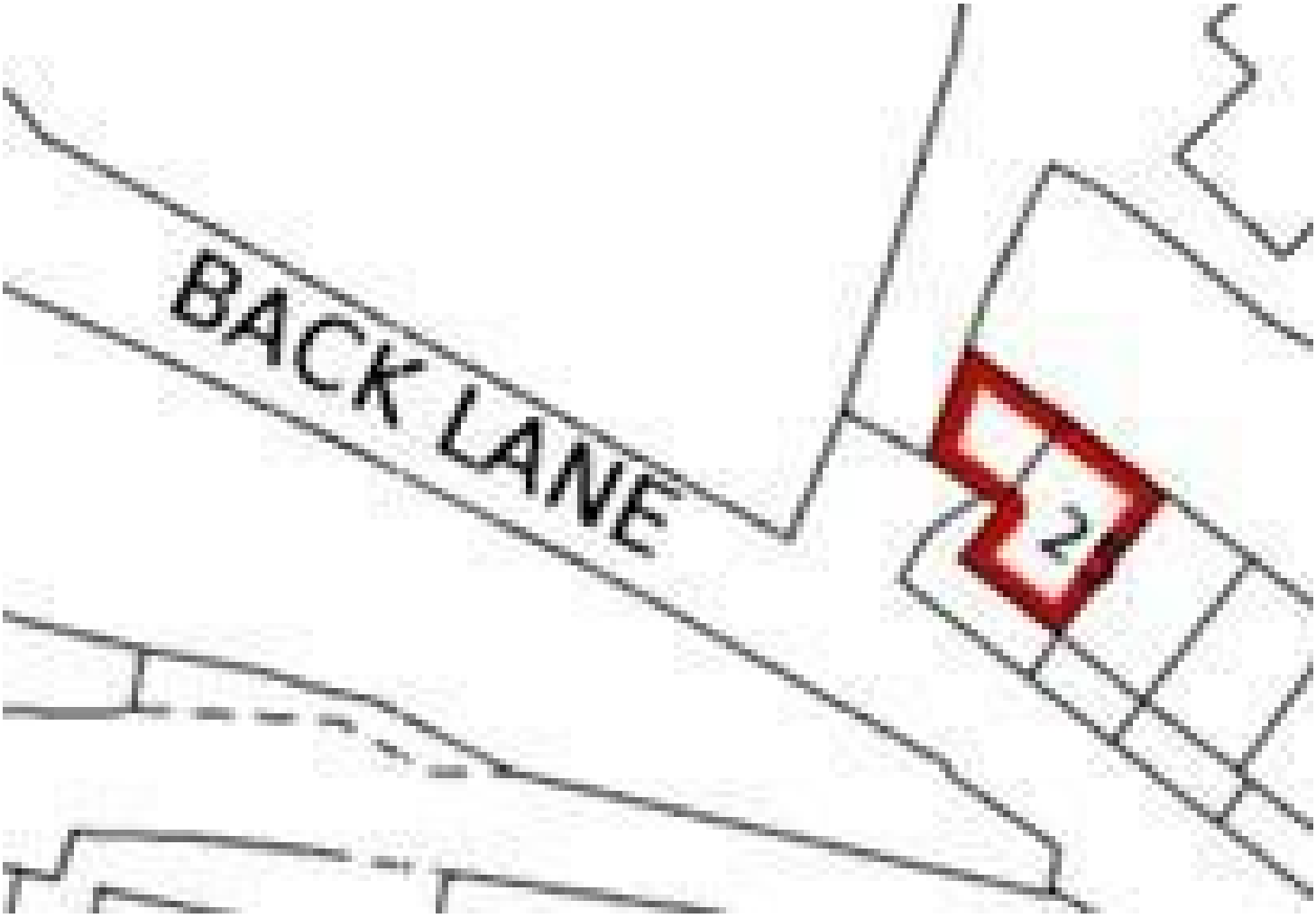




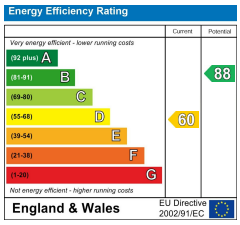


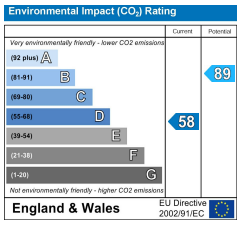


Floor Plan



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.





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