





Town End Road HOLMFIRTH

RENT £725 PCM / BOND £835

A RECENTLY RENOVATED TWO DOUBLE BEDROOM TOWNHOUSE. THIS BEAUTIFULLY PRESENTED PROPERTY HAS MODERN DINING KITCHEN, LOUNGE WITH WALL MOUNTED GAS FIRE, TWO DOUBLE BEDROOMS WITH FITTED WARDROBES AND A LARGE INTEGRAL GARAGE WITH UTILITY AREA. ALSO HAVING REAR GARDEN AND OFF ROAD PARKING.

Entrance Hall

Opens to the hallway with stairs leading to the first floor and door opens to the garage.

Integral Garage 25' 6" x 12' 4" (7.77m x 3.76m) reducing to 11' 3" x 9' 1" (3.43m x 2.77m) approx.
A sizable garage with area for a utility and freezer.

Kitchen/Diner 12' 1" x 11' 1" (3.68m x 3.38m) reducing to 9' 1" x 8' 2" (2.77m x 2.49m) approx.
A beautifully presented kitchen diner having newly fitted modern wall and base units with built in oven, electric hob over as well as having integrated fridge. There is plenty of room for a dining table and chairs creating a place for entertaining. A glass patio door leads out to the garden and a further door accesses the lounge.



Lounge 12' 1" x 13' 5" (3.68m x 4.09m) reducing to 8' 10" x 4' (2.69m x 1.22m) approx.

A light and airy lounge courtesy of a double glazed window. Also benefits from having a contemporary wall mounted gas fire which creates a warm atmosphere. Open plan stairs lead to the second floor.

Bedroom 1 12' 1" x 8' 4" (3.68m x 2.54m) approx.

A double bedroom having modern decor and carpets. Also benefits from having wardrobe space. Double glazed window overlooks the rear garden and rolling hills.

Bedroom 2 12' 1" x 8' 5" (3.68m x 2.57m) reducing to 8' 9" x 4' 9" (2.67m x 1.45m) approx.

Another double bedroom also having modern decor and fitted wardrobes and cupboards. Having stunning views towards the front of the property.

Bathroom

A contemporary bathroom suite comprising:-
panelled bath, shower over with glass screen,
hand wash basin and low level W/C.

Rear

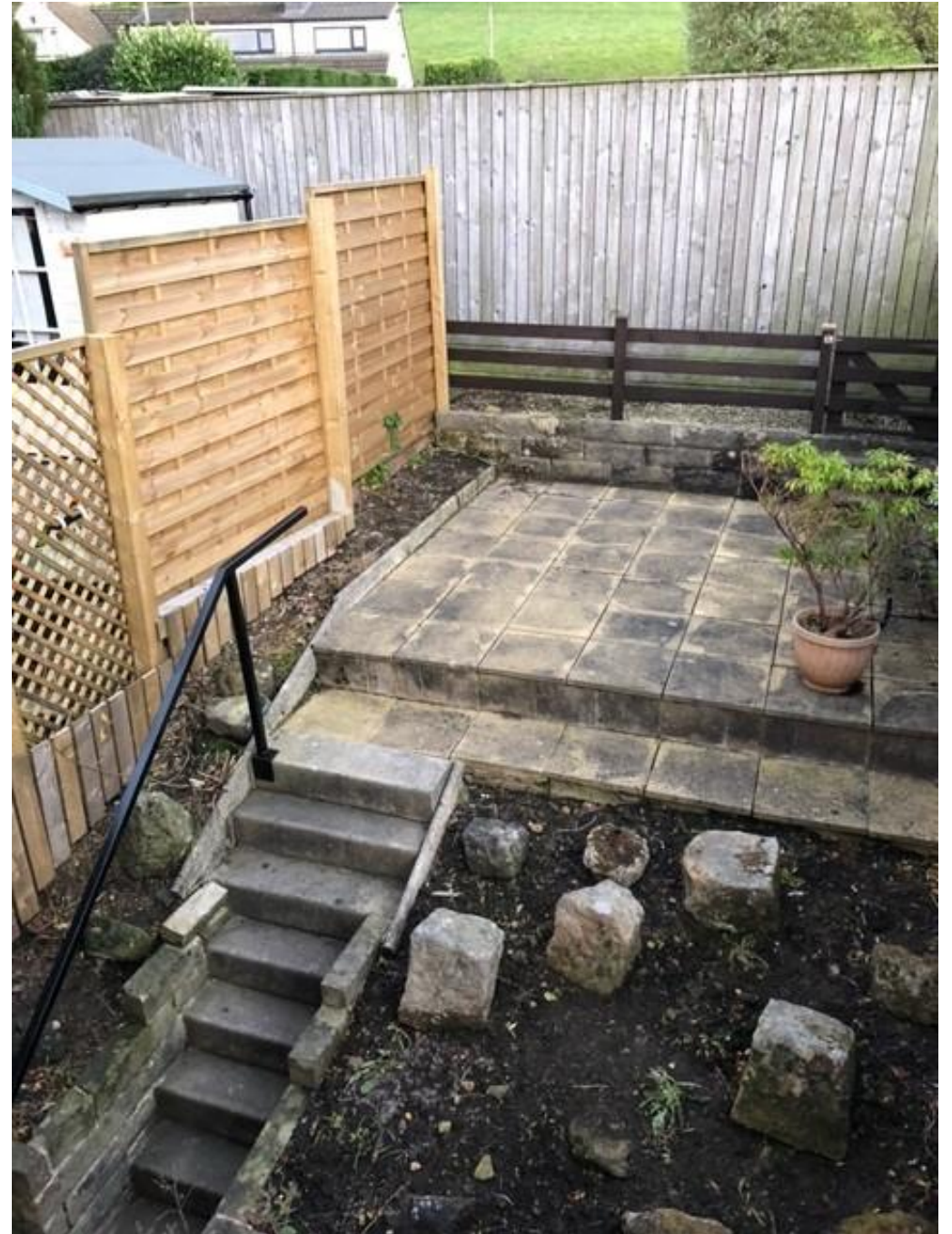
A two tiered garden both having a flagged patio with rockery borders.

Driveway

Providing off road parking for one car.









PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the vendor. The agents have not had the sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before traveling any distance to view.

MEASUREMENTS: All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		