



20 Wood Lane, Holmfirth, HD9 3JB

belong 
by James White

Offers in the Region of
£650,000 Freehold



- 4 Bedroom Country Cottage
- Just out of Holmfirth on the edge of local countryside
- Extensive mature gardens
- Lots of character features throughout
- Spacious living accommodation. Enough room to work from home too
- Ample parking. Outbuildings to include a large shed and fuel store
- Covered alfresco dining area and a wood-fired oven
- Large dining kitchen, spacious lounge, study, studio and ground floor w.c
- Generous family bathroom plus a Jack & Jill en-suite
- View our 360° Virtual Reality Viewer and Video Tour on Belong's own website

One of the best locations in the valley. Wander down the hill from this rustic, character cottage and in just a few minutes you arrive in the bustling and vibrant centre of Holmfirth. One will find almost every local amenity on hand.

Perfect for young families seeking property with a generous garden on the edge of local countryside.

One of the charming aspects of life in Holmfirth is the seamless blend of the town and country, and this property at the top of Wood Lane is the epitome of that blend.

With local countryside to the rear and side elevations, the property looks over its own beautiful mature grounds which boast established trees, lawns, planted areas, places to park, and also dine outdoors including a wood-fired oven. Rarely do similar properties in the valley have areas of flat level garden.

In addition to the house, the property has a covered alfresco dining area, complete with a fuel store and generous storage shed.

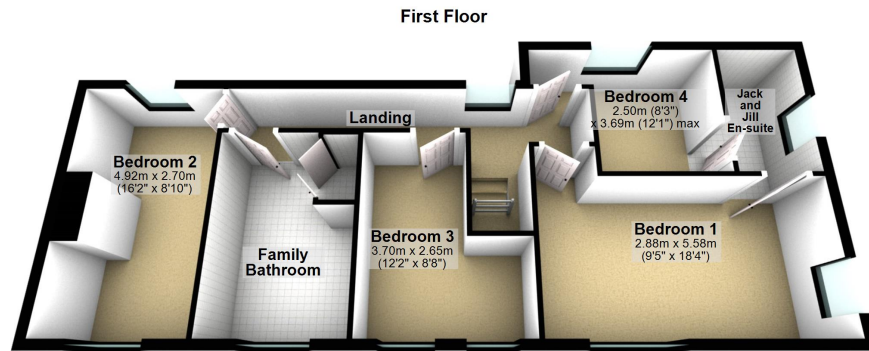
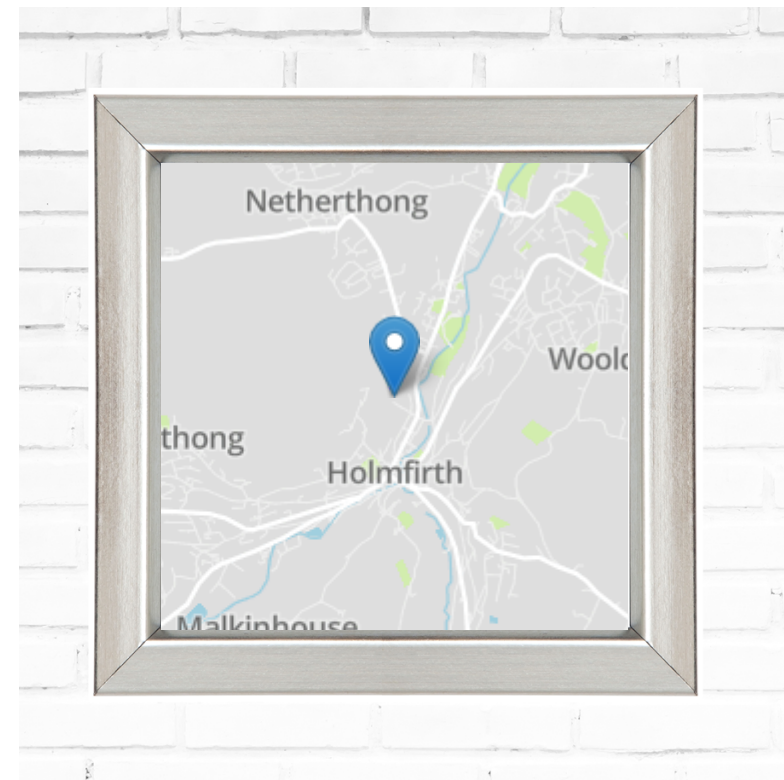
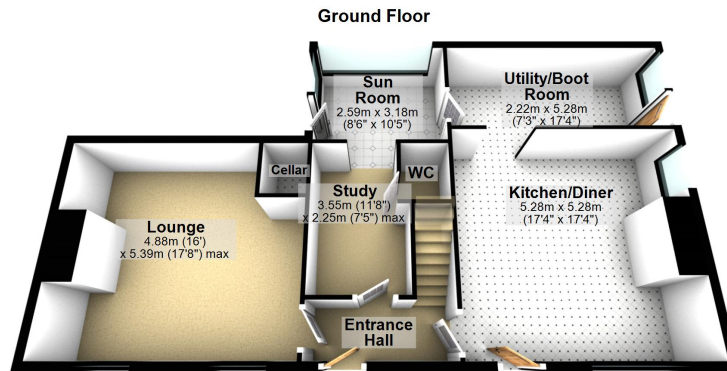
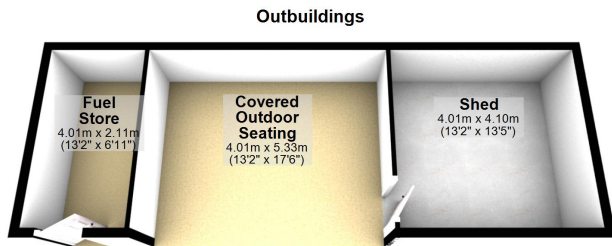
The house itself has a spacious interior that has both relaxing and practical areas.

The large dining kitchen leads through into a generous boot room/utility which has convenient access to the side of the property.

There is a front entrance hall with stairs rising to the first floor, and access to the main lounge and study.

The lounge is a generous reception room with an attractive stone fireplace and log burner, as well as mullion windows, exposed beams, and former original staircase, and engineered oak flooring too. There is access to a small keep cellar beneath the ornamental staircase which houses the gas fired boiler (around 3 years old).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	71
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	94
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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