



114 Lower Town End Road, Wooldale,
Holmfirth, HD9 1QD

belong 
by James White

£430,000 Freehold



- Located in a beautiful conservation area
- A most interesting three storey cottage with a substantial extension
- In a particularly large garden plot with parking and a garage
- Lots's of potential
- Walk to school and village lifestyle
- Just out of Holmfirth in the village of Wooldale
- Local country walks and scenery
- Local pub and village store
- Offered with vacant possession and no chain
- View our 3D Virtual Reality Tour and Video on Belong's own website

In the conservation area and lovely village of Wooldale, with access to schooling for children of all ages, local scenic walks and varied amenities across the area, is this most interesting end terraced cottage in a large plot.

Offered with vacant possession and no onward chain, interested parties should watch our walk-around video tour and take our 3D tour in order to appreciate the layout on offer.

The property boasts a particularly substantial garden plot as depicted in our images, offering something special for families and garden enthusiasts alike.

The house is accessed across the front of the terrace at the bottom of Lower Town End Road, and one will find a driveway and old grimstone detached garage.

The accommodation is laid out on three levels and requires updating.

It briefly comprises:-

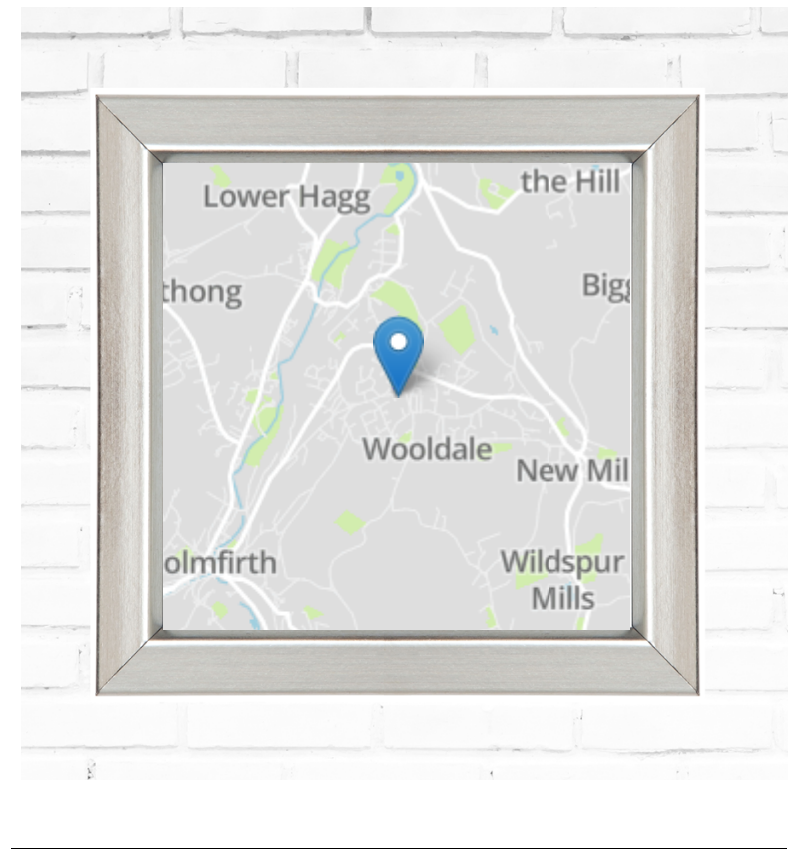
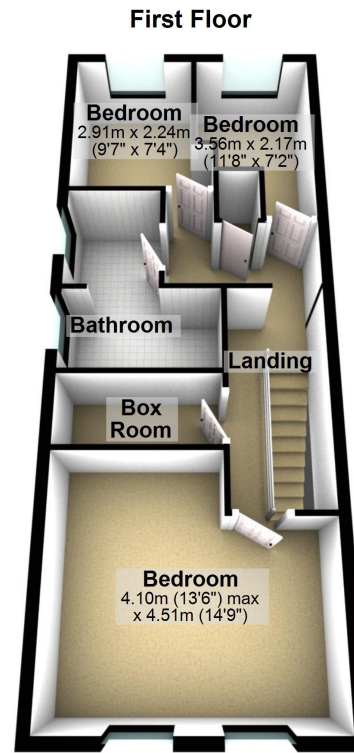
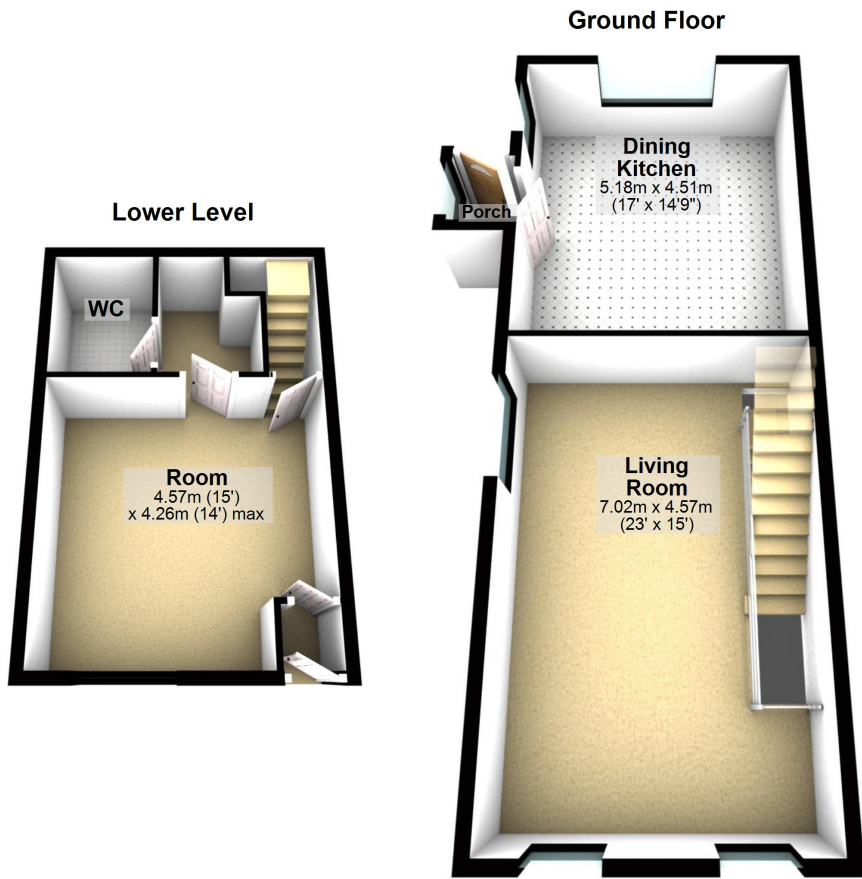
Lower Ground Floor at driveway level:- Vestibule, Room with fireplace, rear area and W.C.

Ground Floor at garden level: - Entrance porch into an Expansive Dining Kitchen, and a particularly large Living Room.

First Floor : - Landing, Box Room for storage, Three bedrooms and a Bathroom with a corner bath and shower.

There are some lovely views over the garden at the rear and an outlook over the district to the front from the ground and first floors.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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