



Woodhead Road, Holmfirth, HD9

£230,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

You have a great opportunity to own an amazing family home in the heart of Holmfirth. This well-presented, three bedroomed terraced cottage is situated in a popular street, and is ideal for families looking to expand into a fantastic semi-rural area. The property is decorated to

Key features:

- End of Terrace
- Ready to Move into
- Popular rural Location
- Open plan Kitchen/Dining area
- Early 19th Century Features

Extra info:

- **Property Age:** 129 years
- **Council Tax:** Band C (£1247.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking

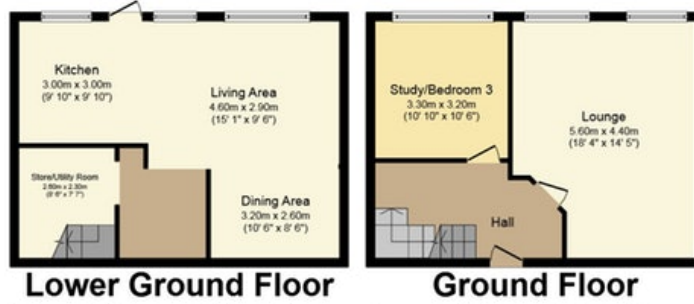


You have a great opportunity to own an amazing family home in the heart of Holmfirth. This well-presented, three bedroomed terraced cottage is situated in a popular street, and is ideal for families looking to expand into a fantastic semi-rural area. The property is decorated to a high standard throughout and would be ready to move into. This property is well placed with only a 5-10 minute walk to the vibrant town of Holmfirth with local shops, bars, restaurants and amenities nearby.

On entry, you will begin to notice all the original features that add to the bags of character within this unique, Grade II listed property. This home is set over three floors; on the ground floor is a current study/third bedroom and a large lounge with an original fireplace. On the first floor are two large and spacious bedrooms with a family bathroom. On the lower ground floor is an open-plan kitchen, with a seating area and separate dining area ideal for families to relax together, or for hosting. The property has a private rear garden overlooking the picturesque valley and river.

Get in touch now with Housesimple to organise a viewing on this fantastic property!

Floor plan:



Lower Ground Floor Floor area 44.0 sq. m. (474 sq. ft.) approx
Ground Floor Floor area 44.0 sq. m. (474 sq. ft.) approx



First Floor Floor area 44.0 sq. m. (474 sq. ft.) approx

Total floor area 132.0 sq. m. (1,421 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

25 Woodhead Road
HOLMFIRTH
HD9 2JU

Dwelling type: Mid-terrace house
Date of assessment: 20 August 2010
Date of certificate: 21 August 2010
Reference number: 2808-4080-6228-7690-1984
Type of assessment: RdSAP, existing dwelling
Total floor area: 128 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	D	B
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	D	B
(39-54) E	E	57
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

England & Wales The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	310 kWh/m ² per year	258 kWh/m ² per year
Carbon dioxide emissions	6.6 tonnes per year	5.5 tonnes per year
Lighting	£121 per year	£69 per year
Heating	£977 per year	£856 per year
Hot Water	£150 per year	£122 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

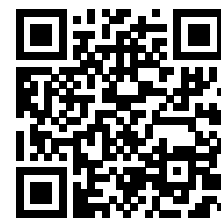
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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MISREPRESENTATION ACT, 1967.

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