

76 Station Road,
Holmfirth HD9 1AE

OFFERS OVER
£245,000



A MUCH IMPROVED AND MODERNISED YET CHARACTERFUL AND EXTENDED
TWO/THREE BEDROOM STONE COTTAGE WITH EXTENSIVE GARDENS, OUTBUILDINGS
AND PERMIT PARKING ONLY A SHORT WALK FROM POPULAR HOLMFIRTH CENTRE.

FREEHOLD / COUNCIL TAX BAND: B/ EPC: AWAITING

PAISLEY
PROPERTIES

LIVING DINING KITCHEN 18'1 x 13' apx

You enter the property through a Upvc double glazed wood effect front door with obscured glass into this welcoming and cosy yet extremely spacious open plan room which has attractive stone flagged flooring underfoot, feature stone inglenook fireplace housing log burning stove, ample space for both living and dining space and kitchen area fitted with a comprehensive range of contemporary units with contrasting solid worktops, inset one and a half bowl sink unit, integrated appliances including fridge, freezer, electric oven, hob and extractor over and breakfast bar for informal dining. There is a double glazed window to the front elevation, open staircase to first floor and door through to ground floor bedroom.

BEDROOM ONE/ RECEPTION 13'4 x 12'1

Positioned to the front of the property, this is a versatile and spacious room currently used as the main bedroom having fitted wardrobes and shelving, recessed spotlighting to the ceiling, double glazed window to the front and door leading through to en suite.

EN SUITE/ OFFICE 7'11 x 7'0 apx

Positioned again to the front, currently used as a home office but previously appointed as an ensuite having fitted hand wash basin, low level w.c, fitted shelving, wood effect laminate flooring underfoot and frosted double glazed window.

FIRST FLOOR LANDING

Open plan stairs ascend to the first floor landing which includes recessed spotlighting, useful storage cupboard, loft access hatch and doors to all first floor rooms.

BEDROOM TWO 9'7 x 10'

A well proportioned second double bedroom positioned to the front of the property having feature exposed stonework, fitted wardrobe and double glazed window to the front elevation.

FAMILY BATHROOM 7'6 x 8'0 apx

Being of a generous size and positioned to the front of the property being furnished with a contemporary three piece white suite with contrasting panelled surround comprising a low level w.c, fitted hand wash basin with vanity unit beneath, corner whirlpool style bath unit with rainfall shower over and double glazed frosted window to the front.

LIVING ROOM 13'5 x 12'

Positioned to the front of the property this is a bright and spacious room having a feature vaulted ceiling with exposed beams, Velux style rooflights, double glazed window to front, door to bedroom three/office and door to side giving access to rear garden.

BEDROOM THREE/ OFFICE 8'1 x 7'0 apx

Positioned just off the living room and currently used as a generous single bedroom but equally useable as an office having double glazed windows to front and rear elevations.

FRONT AND PARKING

To the front of the property is a small frontage currently housing a log store with further outside tap and steps to the side giving access to the rear garden. The property enjoys permit parking directly outside the front of the property (full details on request).

EXTERNAL REAR GARDEN

Accessed via both steps to the side of the property and via the side living room door the rear gardens have been extensively landscaped and developed in recent years at considerable expense and include several tiered seating and outside entertaining areas including a lower level covered seating area with useful shed, attractive stone retaining walls, steps up to a further large composite decked platform housing a hot tub, outside w.c, a substantial timber summer house currently used as a bar having full power and lighting. Beyond this is are steps leading up to an extensive sloping garden with established trees offering excellent further potential.

SUMMER HOUSE

A substantial timber summer house having full power, lighting and water supply currently used as a home bar but affording a host of other potential uses.

MATERIAL INFORMATION

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band B

PROPERTY CONSTRUCTION:

Standard stone and block

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

PARKING:

On street permit parking to front

RIGHTS OF WAY: We are advised that there are no pedestrian shared rights of way

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any significant structural alterations to the property to date.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices .

The property has been previously extended to the side for which planning permission was granted (details on request)

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - speeds tbc

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENTS NOTE

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

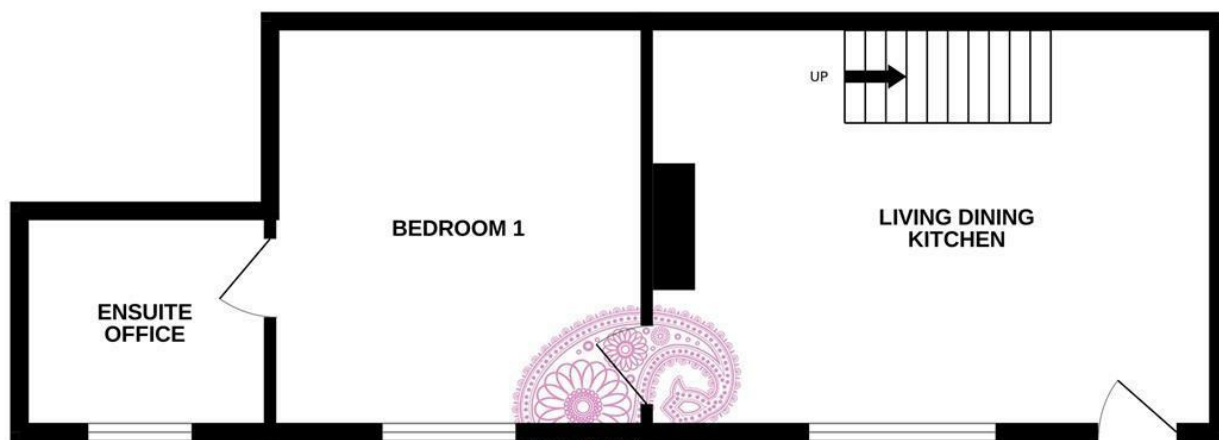
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

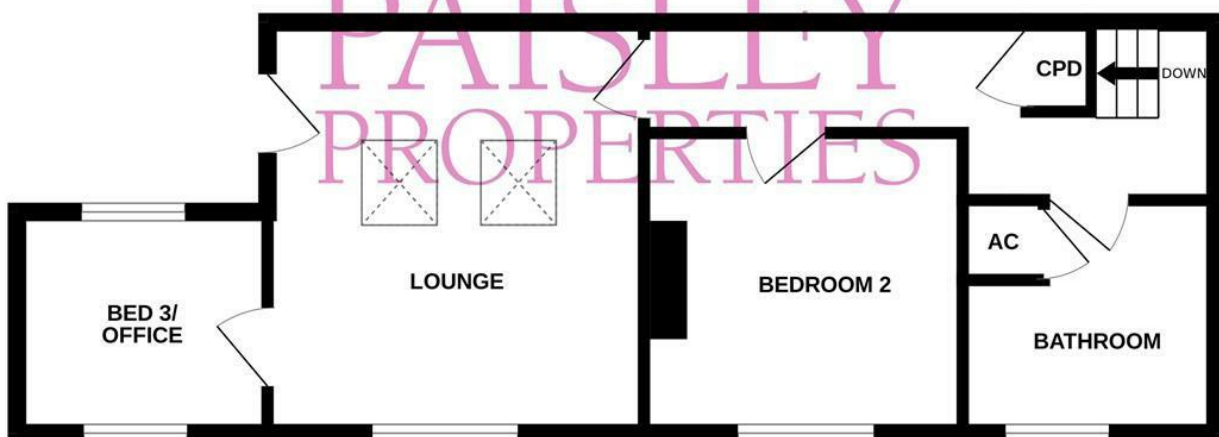
PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

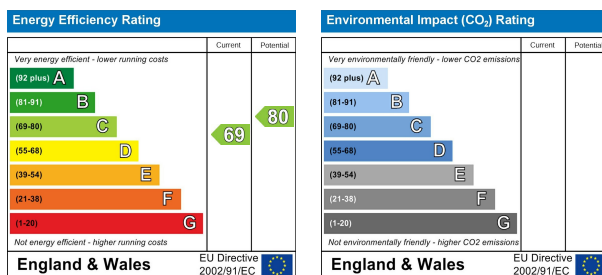
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mappleton Office:
4 Blacker Road,
Mappleton,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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