



cornerstone
ESTATE AGENTS

Choppards Lane
Holmfirth



Choppards Lane Holmfirth

Offers In Region Of £160,000

THIS DELIGHTFUL TWO-BEDROOM END-TERRACE COTTAGE IS THE PERFECT HOME FOR FIRST-TIME BUYERS OR YOUNG COUPLES LOOKING FOR A COZY AND WELL-MAINTAINED PROPERTY IN A SOUGHT-AFTER LOCATION.

Offering a well-proportioned living room, a spacious kitchen, two generous bedrooms, and a family bathroom, this home provides comfort and practicality throughout. Located in a rural area, it benefits from being close to a variety of local amenities, including shops, schools, and transport links.

This charming freehold property exudes a delightful cottage-style character. The home is situated within the catchment area for Holmfirth Junior Infant and Nursery School, making it ideal for families. The property is easily accessible via the A629, offering convenient transport links.



ADDITIONAL INFORMATION

Council Tax: A

EPC:E

Tenure: Freehold

Parking: On Street

UTILITIES

Electric: TBC

Gas:TBC

Water:TBC

Heating:TBC

Broadband:Full Fibre Broadband

Mobile coverage: 4G check with your provider

AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



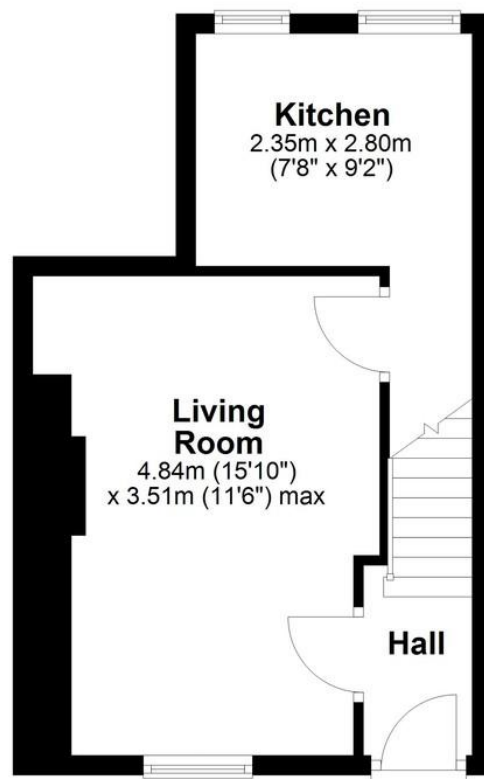






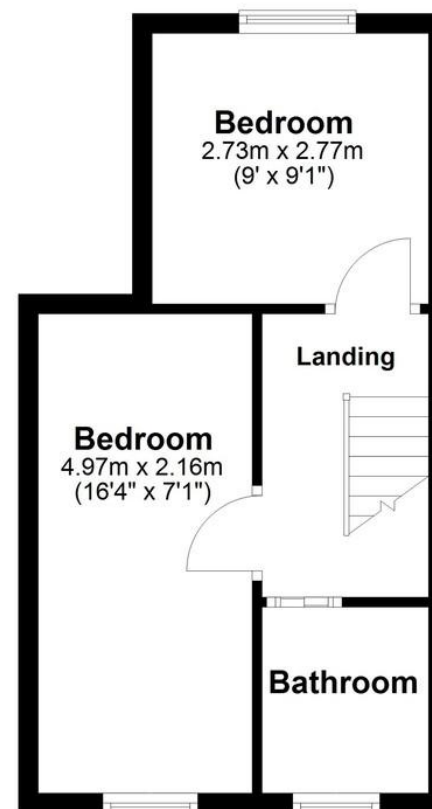
Ground Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.9 sq. feet)



Total area: approx. 55.3 sq. metres (595.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		