



James Street, Holywell Green, HX4 9AS
£240,000

E&H Holmes
ESTATE AGENTS

A deceptively spacious, four bedroom, two bathroom family located in Holywell Green. Offering spacious accommodation over three floors with additional space in the useful cellar. There are many original features, including Yorkshire stone flooring, picture rails and with a central focal point of a multi fuel stove in the lounge. Conveniently located for local schools, amenities and the M62 corridor this is an ideal home for a young or growing family.

The accommodation, in brief, comprises: Entrance hall, lounge and kitchen with access to cellar on the ground floor. To the first floor are two double bedrooms and the house bathroom with two further bedrooms and a shower room on the second floor. Externally there is a cobbled yard area with outhouse.



Lower Ground Floor:

Cellar 14'11" x 8'7" (4.558 x 2.620)

Radiator. UPVC double glazed window to front elevation.

Cellar Two 9'6" x 5'6" (2.902 x 1.687)

Ground Floor:

Entrance Hall

Composite door to front elevation.

Lounge 14'10" x 14'7" (4.533 x 4.448)

Multifuel stove. Yorkshire Stone floor. Traditional style radiator. UPVC double glazed Sash window to front elevation.

Kitchen 11'4" x 10'9" (3.474 x 3.292)

Fitted kitchen with base units. Ceramic butler sink. Electric oven. Gas hob. Extractor fan. Plumbing for washing machine. Integrated fridge / freezer. Traditional style radiator. Composite door to rear elevation. UPVC double glazed Sash window to rear elevation.

First Floor:

Landing

Stairs leading from entrance hall. Stairs leading to second floor. Traditional style radiator.

Bedroom One 15'0" x 12'6" (4.589 x 3.828)

Currently utilised as a reception room. Feature fireplace. Picture rail. Traditional style radiator. UPVC double glazed Sash windows to front and rear elevations.

Bedroom Two 10'8" x 11'0" (3.272 x 3.363)

Fitted wardrobes. Picture rail. Traditional style radiator. UPVC double glazed Sash window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Traditional style radiator. UPVC double glazed Sash window to front elevation.

Second Floor:

Landing

Spacious landing with loft access.

Bedroom Three 15'4" max x 11'0" max (4.689 max x 3.368 max)

Feature fireplace. Built in wardrobes. Traditional style radiator. Velux window. UPVC double glazed Sash window to rear elevation.

Bedroom Four 10'9" x 8'10" (3.292 x 2.712)

Feature fireplace. Built in wardrobes. Traditional style radiator. UPVC double glazed Sash window to rear elevation.

Shower Room

Wash hand basin. Low flush W.C. Walk-in shower. Traditional style radiator. Extractor fan.

Rear Garden

Cobbled yard with access to outbuilding.

Council Tax Band

B

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:

Disclaimer

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