



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Paris Road, Scholes, Holmfirth, HD9 1UA

£350,000

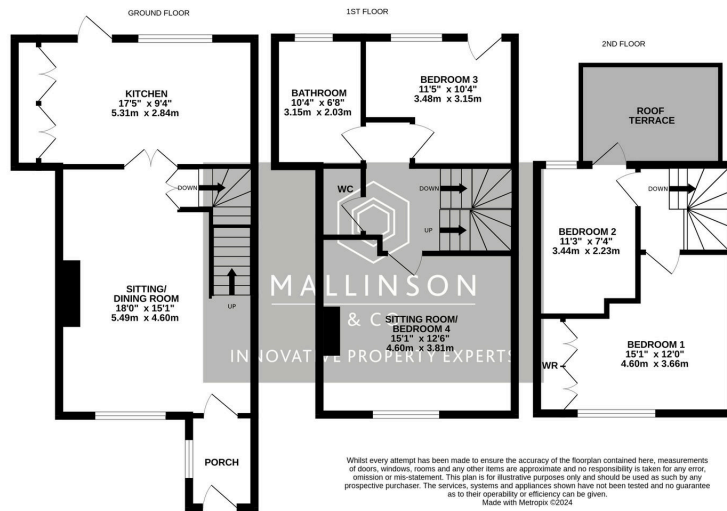
🛏️ 4 🚿 1 🚗 2



- MID TERRACE WEAVERS STYLE COTTAGE
- 3 STOREY
- 3 / 4 BEDROOMS
- HIGH QUALITY FIXTURES & FITTINGS THROUGHOUT
- OFFERING A WEALTH OF CHARM AND CHARACTER
- VERSATILE ACCOMMODATION
- MODERN KITCHEN & BATHROOM
- LOW MAINTENANCE COTTAGE STYLE GARDEN
- REAR BALCONY WITH FAR REACHING VIEWS
- SOUGHT AFTER VILLAGE LOCATION



SIMPLY OUTSTANDING! ... SITUATED IN THE HIGHLY REGARDED VILLAGE OF SCHOLES ON THE OUTSKIRTS OF HOLMFIRTH IS THIS CHARMING, CHARACTERFUL THREE/ FOUR BEDROOM WEAVERS STYLE COTTAGE, OFFERING A WEALTH OF VERSATILE ACCOMMODATION OVER THREE FLOORS. THE PROPERTY FEATURES A BALCONY TO THE REAR ELEVATION WITH A FANTASTIC FAR REACHING ASPECT AND A COTTAGE STYLE GARDEN TO THE FRONT. AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED IN ORDER TO FULLY APPRECIATE THE SIZE AND QUALITY OF ACCOMMODATION ON OFFER.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



INNOVATIVE
PROPERTY
EXPERTS

Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 2, Penistone 1, St. Mary's Street, Penistone, Sheffield S36 6DT