



## Holmfirth, West Greaves Road, St Mary's, Holm, KW17 2RU

Holmfirth is a spacious 3 bedroom bungalow situated on the outskirts of St Mary's village. The attractive property is set in a large garden and enjoys views over farmland with the Hoy Hills in the distance.

**OFFERS OVER  
£220,000**

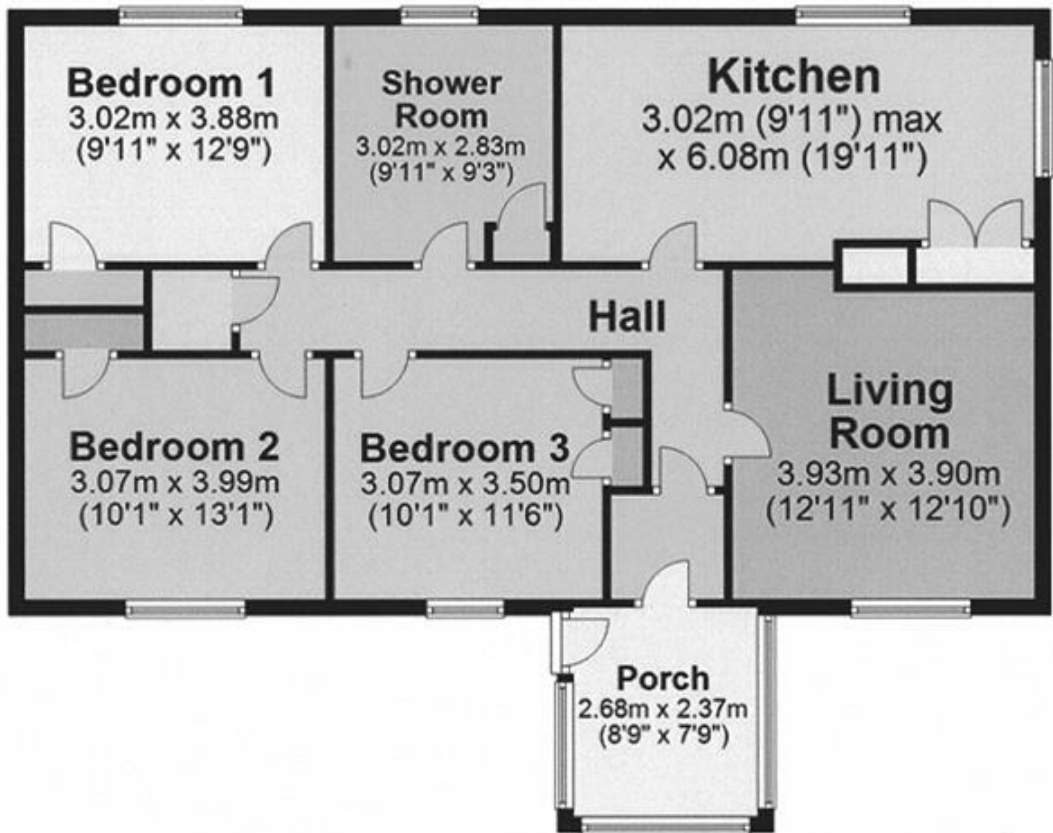


- Oil central heating.
- UPVC framed double glazed windows.
- Large kitchen with dining area.
- Wet room style shower room.
- Each of the bedrooms has a radiator and built-in wardrobe.
- Garage with toilet cubicle.
- 2 stores within the garage.
- Large garden with lawn, drying area and mature bushes.



## LOCATION

Holmfirth is situated in the picturesque village of St Mary's which is approximately 6 miles from Kirkwall and lies on the Kirkwall to St Margaret's Hope bus route.





**SERVICES** – Mains services. Telephone.

**COUNCIL TAX BAND** - Band C. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

**ENERGY PERFORMANCE RATING** – Band D.

**ENTRY** – By arrangement.

**FIXTURES AND FITTINGS** – All floor coverings are included in the sale price.

**VIEWING** - For an appointment to view please contact Lows Property Department.

**PRICE** – Offers over £220,000.

Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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find your happy

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**ETCN**

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.