



Victoria Mills, Holmfirth HD9 2TP

welcome to

Victoria Mills, Holmfirth

IMPRESSIVE FOUR BEDROOM SEMI DETACHED PROPERTY SET OVER THREE LEVELS, WITH A CONTEMPORARY FINISH. BENEFITING FROM JACK AND JILL BATHROOM AND ENSUITE. FURTHER ENHANCED BY INTEGRAL GARAGE AND DRIVEWAY FOR TWO CARS. BEING JUST A SHORT WALK INTO THE VIBRANT HOLMFIRTH CENTRE.

Summary

Occupying a pleasant position on this select development with a delightful outlook towards the nearby countryside, this immaculately presented residence boasts spacious accommodation with a high specification on three levels. The property also has a wired alarm system. Briefly comprises: entrance hall, door into integral garage, cloakroom, spacious dining kitchen with sun room, first floor lounge one bedroom and jack & Jill style bathroom. Second floor leading to a further three bedrooms, including master bedroom with ensuite. Externally the property is enhanced by well maintained gardens to front and rear and access to the integral garage. Ideally positioned for Holmfirth's local amenities and schooling the property is handily placed for major commuting routes.

Accommodation

Entrance Hallway

Enter through double glazed door into spacious hallway, with laminate style floor covering. Door access into useful understairs storage cupboard. Door leading into integral garage, with plumbing for washing machine, space for dryer and space for fridge freezer. Also housing the boiler. Obscured double glazed window and radiator. Carpeted staircase with glass balustrade leading to first floor.

Cloakroom

With wall hung semi pedestal wash hand basin and low flush WC. Attractive brick style tile to dado height, with contrasting decorative tiled floor covering. Chrome style radiator and inset down lights to ceiling. Door access into storage cupboard with shelving.

Dining Kitchen

21' 7" x 17' 11" (6.58m x 5.46m)

This superb room, really is the hub of the property, with extended sun lounge with views across to Holme Moss. There is a extensive range of wall and base units, incorporating range cooker, complimented by a Neff Angled extractor, integral fridge and freezer, with space for dishwasher. Inset downlights to ceiling. Radiators. The dining area provides ample space for a dining table. Opening onto the sun room ... Leading onto rear garden.

Landing

Carpeted staircase leads to first floor landing, complimented by glass balustrade. Decorative glass opening onto the lounge.

Lounge

17' 11" x 11' 9" (5.46m x 3.58m)

Neutrally spacious lounge with plenty of natural light flooding in through double glazed french doors. Leading onto decked seating area taking in the stunning views across the valley and towards Holme moss,

Bedroom Two

14' 8" x 9' 1" (4.47m x 2.77m)

spacious neutrally decorated bedroom with laminate style floor covering. Double glazed French doors lead onto decked balcony area. Inset down lights to ceiling.

Jack & Jill Bathroom

8' 1" x 7' 9" (2.46m x 2.36m)

Three piece bathroom suite, with double shower, incorporating a rainfall shower head and additional handset. Wash hand basin and low flush WC. Chrome style heated towel radiator. Inset downlights to ceiling.

Landing





Carpeted staircase leads to second floor landing, complimented by a glass balustrade.

has now lapsed.

Bedroom Three

11' 9" x 9' 2" (3.58m x 2.79m)

Double bedroom with, built in double wardrobes. Double glazed to front aspect. Radiator.

Bedroom Four/Study Room

8' 5" x 8' 1" (2.57m x 2.46m)

This room is currently utilised as study room. laminate style floor covering. Double glazed window to front aspect. Inset downlights to ceiling. Radiator.

Master Bedroom

14' 1" x 11' 9" (4.29m x 3.58m)

This neutrally decorated spacious bedroom with with laminate style floor covering. Double glazed glazed window to rear, taking in the superb view accross fields and woodland. Inset downlights to ceiling. Further enhanced by walk in wardrobe. Radiator.

Ensuite

Three piece suite, with double shower, incorporating rainfall shower head, with additional handset and tiled walls. Vanity sink, with double storage unit and low flush WC. Laminate style floor covering with inset down lights to ceiling, Chrome style ladder towel rail. Obscured double glazed window to rear.

External

To the front is a driveway for two cars leading to an integral garage with electric door and insulation. The rear enclosed fence garden is paved and pebbled with a decked seating area.

Foot Note

The current owner has had planning passed to extend over the garage to the front and rear incorporating a chimney for a multifuel stove. Agent has copies on file. The planning permission



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welcome to

Victoria Mills, Holmfirth

- Substantial Three storey Semi Detached
- Four Bedrooms
- Ensuite And Jack & Jill Bathroom
- Driveway For Two Cars And Garage
- Enclosed Garden

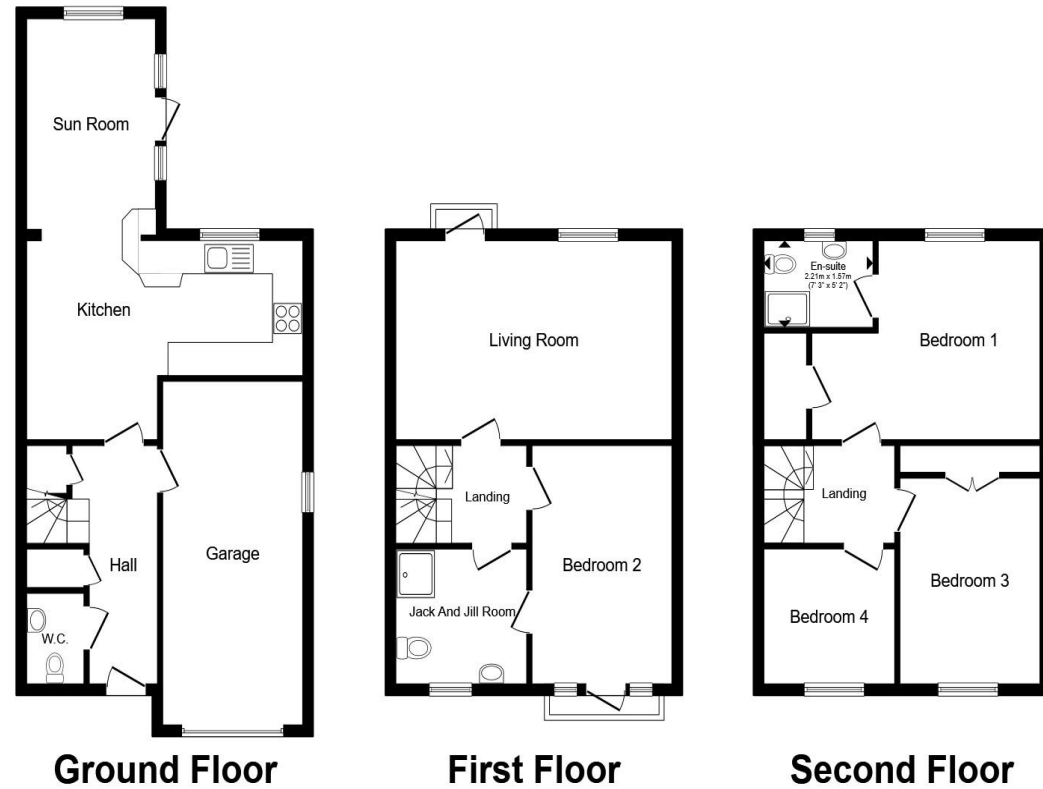
Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£450,000

directions to this property:

Leave Holmfirth via Woodhead Rd, and Victoria Mills can be found on the left hand side The property can be identified by the for sale board immediately on the left hand side.



Total floor area 144.0 m² (1,550 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HMF108789 - 0003

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