



Applegate  
Properties



- Modern detached
- Flexible family accommodation
- Five beds & three baths
- Double garage and gardens

## Boshaw View, Hade Edge, Holmfirth, HD9 2TZ

**£575,000**

An impressive, substantial and spacious modern five bedroom detached with double garage, gardens and stunning semi-rural views on the fringes of popular Holmfirth.



## PROPERTY DESCRIPTION

Occupying an enviable cul-de-sac position on the edge of sought after Boshaw View, adjoining open countryside to the rear is this superb, modern five-bedroom detached home, set in a sought-after development in Hade Edge, Holmfirth. This spacious property offers flexible family living, complete with an integral double garage and rear garden room. This stylish home enjoys stunning open views over countryside, farmland, and nearby reservoir. The semi-rural location provides a perfect balance between tranquillity and convenience, with local schools, village amenities, and excellent commuter links to West and South Yorkshire close by.

This stylish property features UPVC double glazing, gas central heating, and high-quality fittings throughout. The spacious hallway leads to a versatile family/sitting room and an impressive open-plan living/dining kitchen, which includes a breakfast bar and opens into the stunning garden room with bi-fold doors to the rear garden. The ground floor also includes a utility room, w.c., and access to the double garage. Upstairs, a galleried landing with an open study area leads to five generous bedrooms. The principal and guest bedrooms both feature en-suite shower rooms, while the remaining bedrooms are served by a contemporary house bathroom. Outside, the landscaped front and rear gardens include lawns, well-kept borders, and a decked seating area with breathtaking countryside views. Boshaw View offers an exceptional living experience in a beautiful and convenient location.

Agents Note: we are advised that a neighbouring property has access over the initial portion of the driveway to their property. Plan available on request.

**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas.

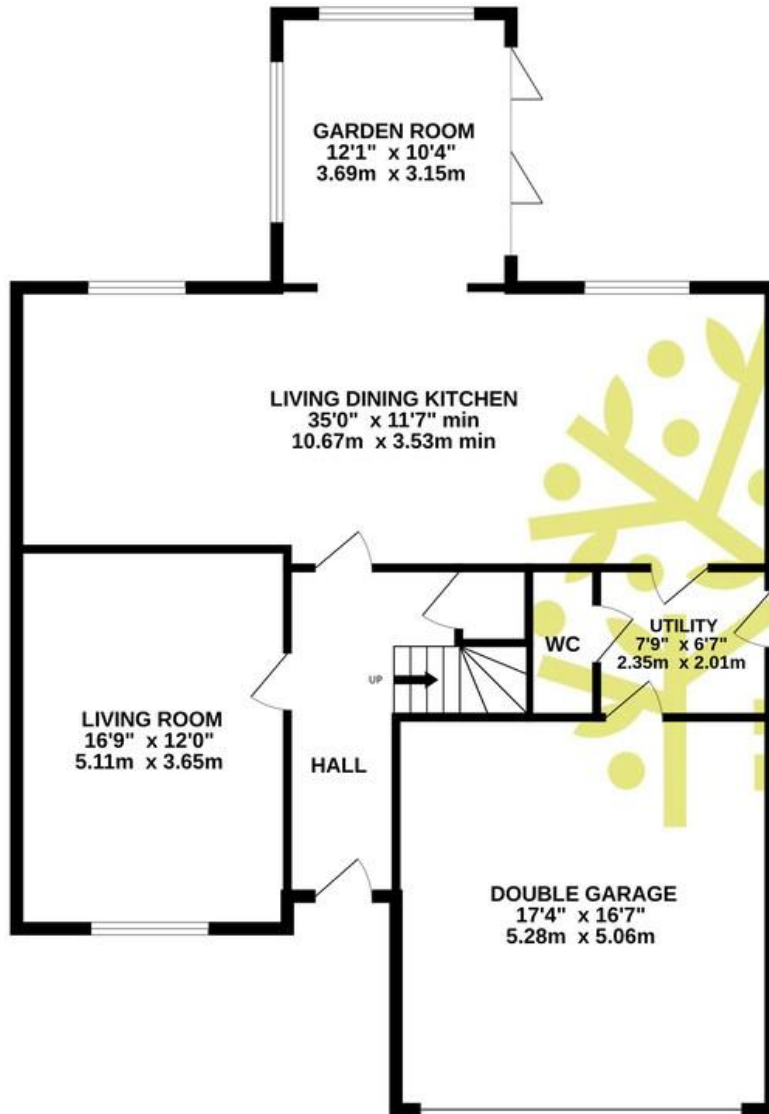
EPC: B  
Council Tax Band: F  
Tenure: Freehold

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification

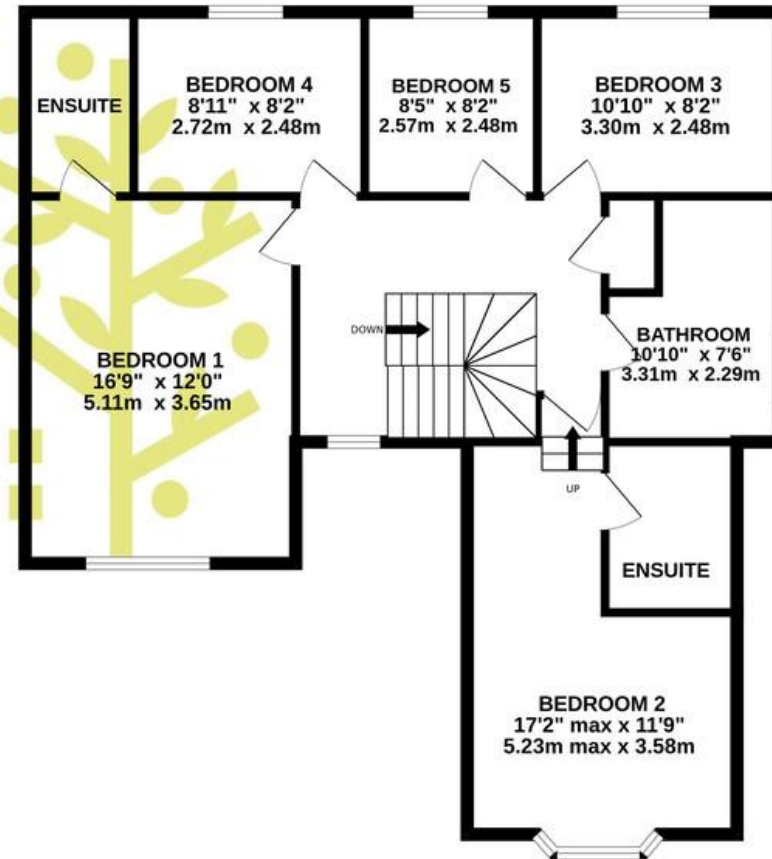




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED