



**Castle View House, New Mill Road, Holmfirth, HD9 7LT Guide Price £800,000-£850,000**

A substantial and quality five bed/four bath detached residence with gardens, garage and elevated panoramic views close to popular Holmfirth.

- Substantial five bed/four bath detached
- Extensive family accommodation
- Gardens, gated parking and garage
- Versatile two storey layout

## PROPERTY DESCRIPTION

Affording substantial and most deceptive accommodation of over 4000 Sq. Ft is this impressive modern detached residence. Requiring a full inspection to appreciate the extent and quality of accommodation, the property occupies an enviable elevated position with panoramic views across the Holme Valley and far reaching towards Castle Hill. Being designed and built to exacting and most generous specifications, the property would suit the aspiring family looking for an unrivalled level of space and versatility.

Being ideally located only a short distance from the bustling shops, eateries and amenities of Holmfirth as well as being commutable for both West and South Yorkshire as well as Lancashire this stunning property features high quality and bespoke fittings throughout and a modern neutral décor with contemporary finishes. The property is also located within catchment area of well-regarded schools.

The accommodation briefly comprises: Hallway featuring a grand entrance area with fitted oak flooring and turned staircase to lower floor, cloakroom/w.c with contemporary suite, spacious through living room with feature fireplace and double doors to exterior balcony with far reaching views, second sitting/family room again with views, stunning 30' dining kitchen fitted with a range of quality units with solid granite surfaces, central island with breakfast bar, integrated appliances, picture window and double doors to second balcony seating area with a frameless glass balustrade and feature exterior spiral staircase leading down to rear gardens, lobby with access to utility room and double garage with remotely operated roller door.

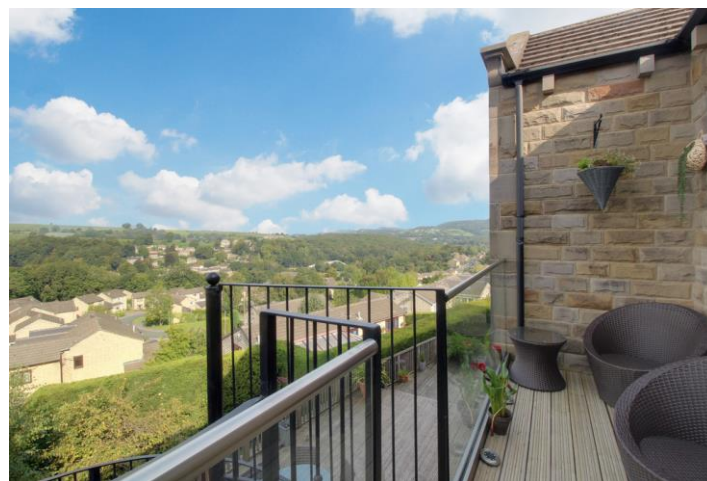




To the lower ground floor a spacious central Hall with storage gives access to all bedrooms with a generous master bedroom suite with large luxury en suite bathroom featuring his and hers facilities, walk in shower and contemporary roll top bath, four further double Bedrooms all with en suite facilities (two share Jack and Jill) and a useful cinema room/home office.



Externally, the property stands in a private plot with remotely operated gated entrance leading to a generous parking area and access to garage and steps to a good sized lawned side garden with hedged boundary affording a secure family space with steps leading to a further decked rear garden offering a stylish yet easily maintained entertaining space with seating areas from which to enjoy the surrounding views.



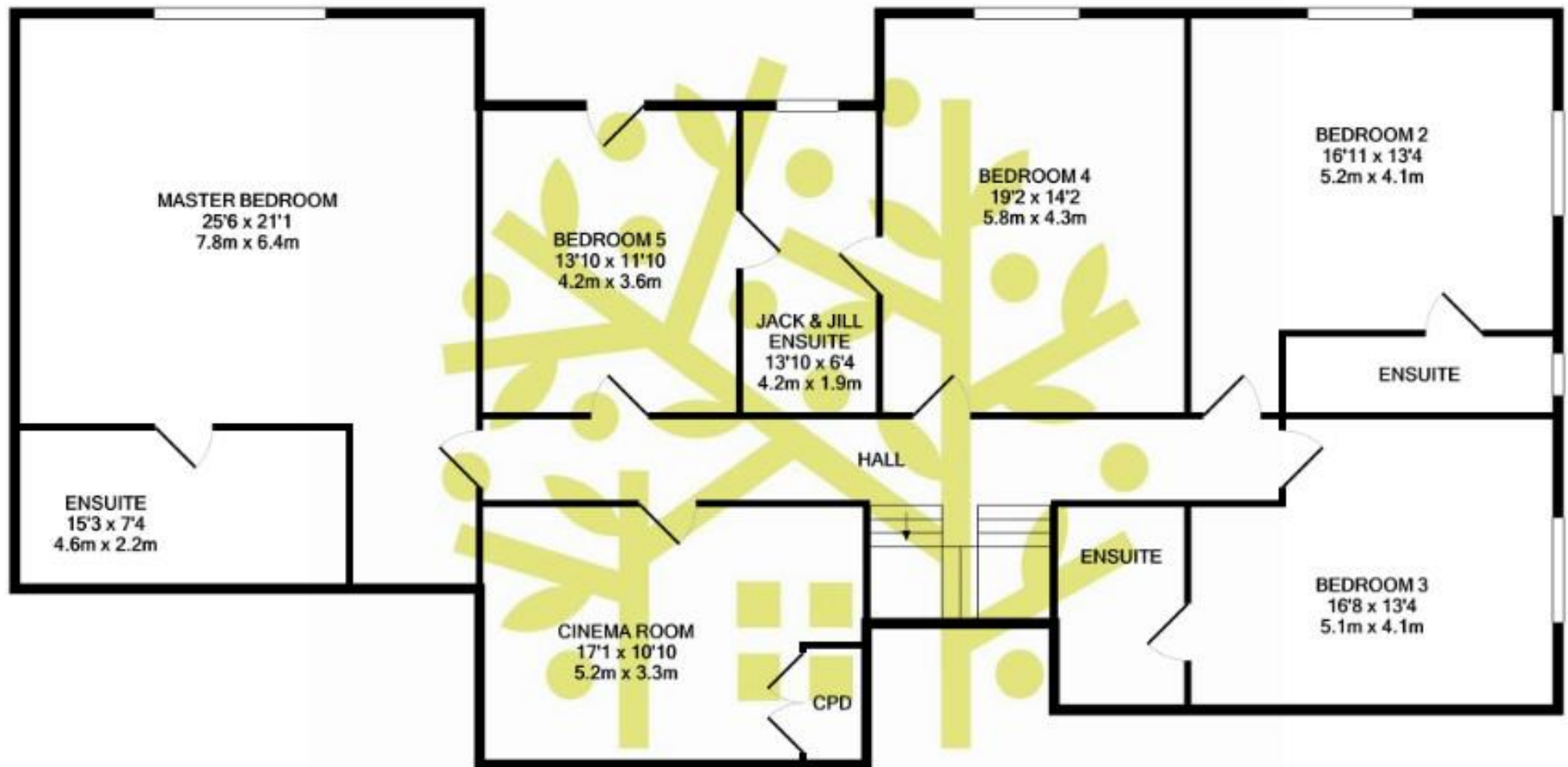
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to 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.





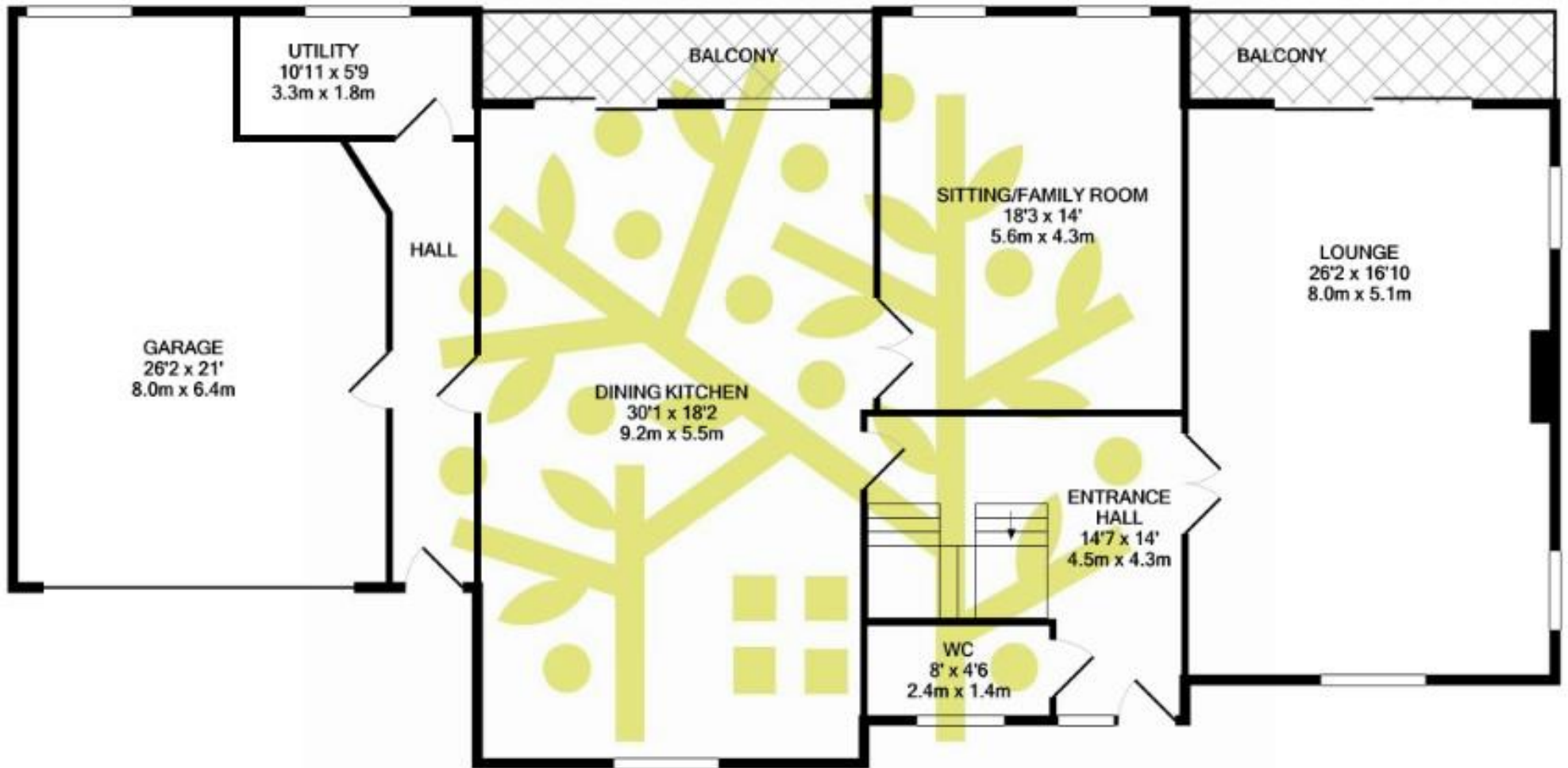






GROUND FLOOR

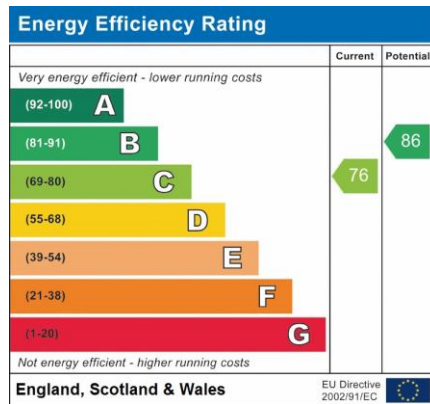
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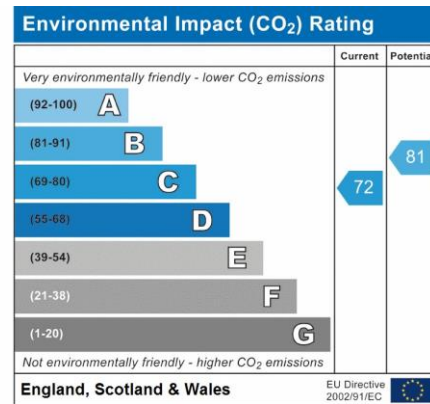
1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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Address:  
New Mill Road Holmfirth



### 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 – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)

### 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

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