



**5 Bedroom  
Detached House for Sale**  
**Holmdene Drive, Mirfield, WF14 9SZ**  
**Offers Over: £395,000**



Spacious detached family home, enhanced by central heating and double glazing with accommodation comprising; Entrance hallway, downstairs w.c, front extended lounge having window seat and gas fire, door through to dining/sitting room situated to the rear with electric fire, breakfast kitchen having good range of units to include; double oven, gas hob, fridge and dishwasher, utility room with space for washing machine and dryer, internal hallway through to good size double garage with workshop to the rear.

The first floor has a split landing giving access to 5 bedrooms, the master bedroom having fully fitted wardrobes and en-suite shower room with house bathroom fully tiled comprising; bath, shower, low flush toilet and wash hand basin.

A grassed area with trees and shrubs are to the front of this family home with block paved driveway leading to the double garage with side pathway leading to the rear garden having pond, pagoda, grassed section and patio area, there is also a brick built outhouse and greenhouse.

#### **LOCATION**

Situated in a popular spot, walking distance to Mirfield centre with the M62 motorway network only approx 2 miles away.

#### **DIRECTIONS**

From the Mirfield office proceed up Knowl Road which then becomes Water Royd Lane taking a right after the Zion Baptist Church onto Water Royd Crescent, follow the road round to the right which is then Holmdene Drive and the property can be found on the left.

## **PROPERTY ROOMS & MEASUREMENTS**

### **LOUNGE**

4.70m (15' 5") X 5.11m (16' 9")

### **DINING/SITTING ROOM**

3.20m (10' 6") (MAX) X 5.99m (19' 8")

### **KITCHEN**

2.97m (9' 9") X 5.36m (17' 7")

### **WC**

0.79m (2' 7") X 1.70m (5' 7")

### **UTILITY ROOM**

2.39m (7' 10") X 2.36m (7' 9")

### **BEDROOM**

3.28m (10' 9") X 3.76m (12' 4")

### **ENSUITE**

1.35m (4' 5") X 3.35m (11' 0")

### **BEDROOM**

2.95m (9' 8") X 2.95m (9' 8")

### **BATHROOM**

3.28m (10' 9") X 1.65m (5' 5")

### **BEDROOM**

2.95m (9' 8") X 2.54m (8' 4")

### **BEDROOM/STUDY**

3.71m (12' 2") X 1.93m (6' 4")

### **BEDROOM**

3.68m (12' 1") X 1.93m (6' 4")









GROUND FLOOR  
APPROX. FLOOR  
AREA 111 SQ.FT.  
(10.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 644 SQ.FT.  
(59.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1755 SQ.FT. (163.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other areas 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 a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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**VIEWING ARRANGEMENTS**

By appointment with The Agent at:  
 Wilcock & Co, 116 Huddersfield Road, Mirfield,  
 West Yorkshire. WF14 8AB

«EPCGraph»

Tel: 01924 481005 Email: [hello@wilcockandco.com](mailto:hello@wilcockandco.com)

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.