



Crowther|Key

SALES

£420,000

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17 Holmfield
Buxton SK17 9DF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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CROWTHER KEY are delighted to offer this FIVE bedroom property for sale. Please watch our VIDEO WALK THROUGH TOUR with voiceover.

The property boasts a spacious layout, ideal for families or individuals looking for room to grow. With well-proportioned living areas, the house is designed to maximise natural light, creating a warm and inviting atmosphere. The kitchen is functional and well-equipped, making it a wonderful space for culinary enthusiasts to prepare meals and entertain guests.

The bedrooms are generously sized, providing a tranquil retreat at the end of a busy day. The garden, a true highlight of the property, offers a private outdoor space perfect for relaxation or family gatherings. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden is sure to impress.

Holmfield is conveniently located near local amenities, including shops, schools, and parks, ensuring that everything you need is within easy reach. The area is well-connected by public transport, making it simple to explore the wider region.

This house in Holmfield, Buxton, presents an excellent opportunity for those looking to settle in a picturesque location with a strong sense of community. With its appealing features and prime location, this property is not to be missed.

Vestibule:

Hall

Lounge (15ft 4in x 15ft)

Single unit double glazed sash bay window, gas fired stove, double radiator.

Kitchen (15ft x 12ft 9in)

Attractive fitted units and worktops, built in cupboards, five ring stainless steel gas hob, extractor hood, fan assisted stainless steel electric double oven, integrated dishwasher / fridge / freezer, inset sink unit, plinth heater, tiled floor, single unit double glazed sash window. Open to:

Dining room (9ft 3in x 8ft 4in)

Two single unit double glazed doors to rear, double radiator, tiled floor, built in cupboards.

Cellars

Three good rooms, plumbing for washing machine, Worcester Greenstar combi boiler, UPVC window.

1st Floor

Landing

Bathroom

P shaped bath, shower and screen, low flush W/C, porcelain wash hand basin, single unit double glazed sash window, single unit double glazed window, extractor fan, heated towel radiator.

Bedroom (12ft 10in x 12ft 2in)

Double radiator, dingle unit double glazed sash window, built in cupboards.

Bedroom (19ft x 13ft)

Three single unit double glazed sash windows, two double radiators, original Victorian fireplace.

2nd Floor

Landing

Velux

Bedroom (9ft 4in x 8ft 7in)

Double radiator, single unit double glazed sash window.

Bedroom (13ft x 12ft 5in)

UPVC window, double radiator.

Bedroom (19ft x 13ft)

UPVC window, double radiator, original Victorian fireplace.

Outside

Attractive rear garden laid to paved patio, lawned area, astro turf area.

Driveway parking for 3 to 4 cars.