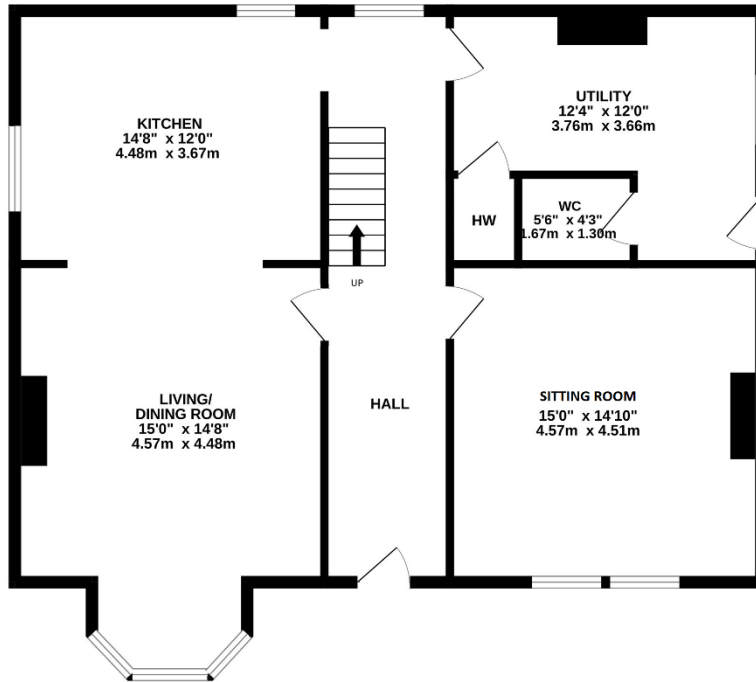


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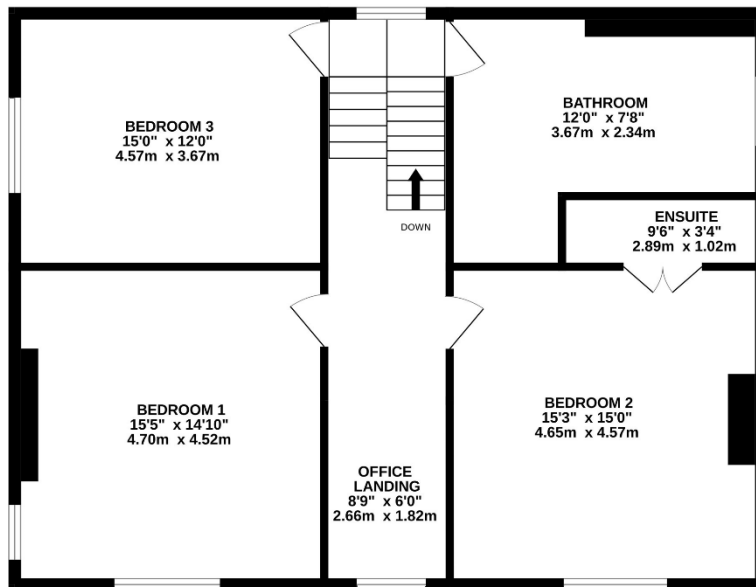


THE MILL HOUSE, DUNFORD ROAD, HOLMFIRTH, HD9 2DP

GROUND FLOOR



1ST FLOOR



DUNFORD ROAD

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PROPERTY DESCRIPTION

A MOST BEAUTIFUL, DOUBLE FRONTED, FAMILY HOME. OCCUPYING A FABULOUS, ELEVATED POSITION, WITH IMPRESSIVE GARDENS, PLEASANT VIEWS ACROSS THE VALLEY AND OFFERING A WEALTH OF MODERN, CONTEMPORARY ACCOMMODATION, BLENDED WITH PERIOD FEATURES AND CHARACTER CHARM. THE MILL HOUSE IS NESTLED IN A TREE-LINED SETTING, IN THE HEART OF THE SOUGHT-AFTER VILLAGE OF HOLMFIRTH, IN CATCHMENT FOR WELL-REGARDED SCHOOLING, A SHORT WALK TO THE VILLAGE CENTRE AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, sitting room, open-plan dining-kitchen, utility room and downstairs w.c. to the ground floor. To the first floor there is a lovely office landing which could be utilised as a fourth bedroom, three double bedrooms and the house bathroom, with bedroom one having ensuite shower room facilities. Externally the property is accessed from Dunford Road through a gated driveway through the mill yard of Holmfirth Dyers, this leads to a private parking area for Mill House. The gardens are extensive with various lawns, patio areas and with impressive quarried rear garden ideal for alfresco dining and evening entertainment.

Offers Over £600,000

ENTRANCE HALL

Enter the property through an impressive multipaneled timber and glazed door into the entrance hall which features fabulous decorative corning to the ceiling, an ornate ceiling rose with ceiling light point, deep skirting boards and a beautiful staircase with central carpet runner, timber banister and period balustrading to the first floor. There is attractive luxury tiled flooring, a vertical column radiator and there are traditional multipaneled doors which provide access to the open plan dining kitchen, lounge and a multipaneled timber and glazed door proceeds to the utility.



SITTING ROOM

Measurements – 15'0" x 14'10"

The sitting room is a generous proportioned, light, and airy reception room with a bank of sash style mullioned windows to the front elevation which provide the room with a great deal of natural light. There is decorative cornicing to the ceiling, an ornate ceiling rose with central ceiling light point, a decorative plate rail and fabulous deep skirting. The lounge features two vertical column radiators and there is a recessed wall mounted open fire which is set upon a raised granite hearth.



OPEN PLAN DINING KITCHEN

Measurements – 15'0" x 14'8" / 14'8" x 12'0"

As the photography suggests the open plan dining kitchen room benefits from a wealth of natural light which cascades through the triple aspect windows with sash style bay window to the front elevation, additional bank of windows to the side elevation and a window to the rear elevation. There is high quality flooring and seamless deep coving to the ceiling, over the dining area and deep skirting boards throughout. The dining room enjoys high ceilings with a central ceiling light point and two vertical column radiators and seamlessly blends into the kitchen area which features a bespoke handmade fixed frame kitchen with contrasting solid wood and granite worksurfaces over which incorporate a ceramic Belfast butler sink with chrome mixer tap above. There is space and provisions for a five-ring-gas range cooker with stainless steel splashback, canopy style Elica cooker hood over and a vertical radiator. There is a bespoke maple pantry cupboard providing a great deal of additional storage which incorporates two integrated fridge and freezer units and with internal lighting and further drawer cupboards for storage. The kitchen area features three ceiling light points, under unit lighting and cornice lighting.

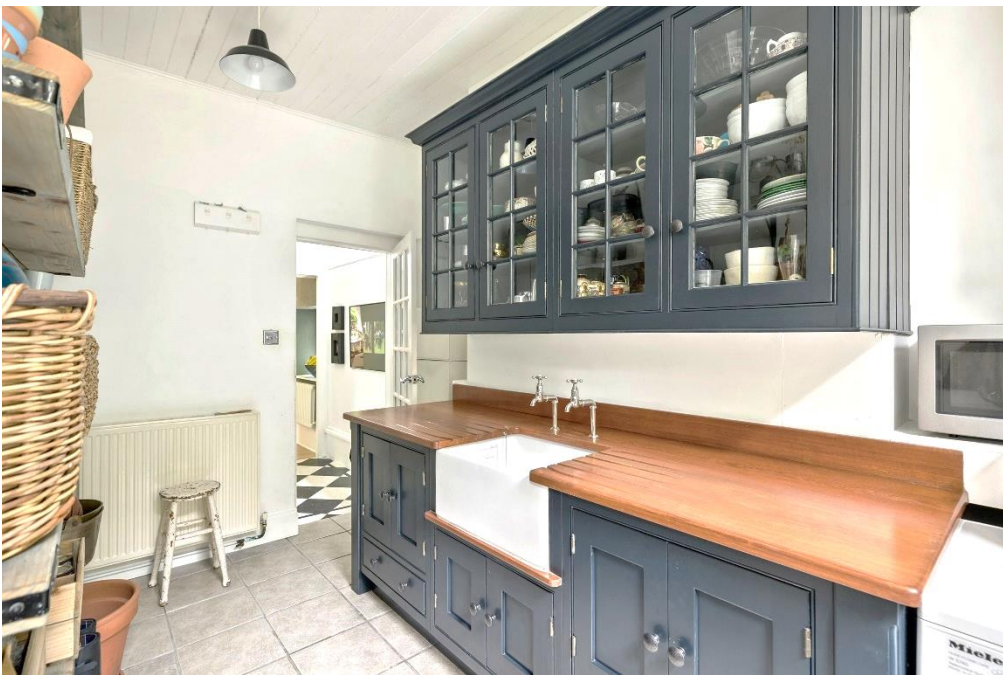




UTILITY ROOM

Measurements – 12'4" x 12'0"

The utility room features a panelled ceiling with three ceiling light points. There is a radiator and tiled flooring. The utility room is furnished again with bespoke fixed frame fitted wall and base units with shaker style base units and multipaneled glazed display cabinets above. There is a Belfast sink unit with nickel taps above and there is plumbing and provisions for an automatic washing machine and bespoke oak bench seating. There is a double-glazed window to the side elevation and a multipaneled timber external door which provides direct access to the side pathway leading to the rear gardens and there is a multipaneled door which proceeds to the downstairs w.c. There is a cottage style door which provides access to an airing cupboard which houses the hot water cylinder and provides additional storage with a ceiling light point.



DOWNSTAIRS W.C.

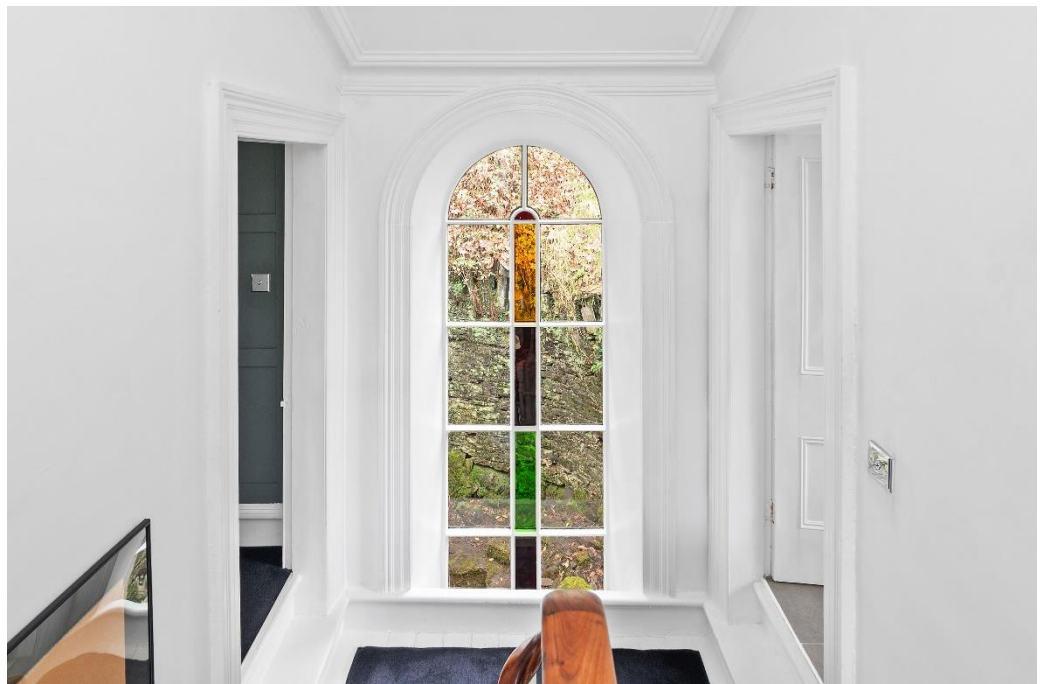
Measurements – 5'6" x 4'3"

The tiled flooring continues through from the utility room into the downstairs w.c. which features a white two-piece-suite comprising a low level w.c. with push button flush and a pedestal wash hand basin with chrome taps. There is a wall light point and panelled ceiling.



FIRST FLOOR MID LEVEL LANDING

Taking the staircase to the first floor you reach the mid-level landing with multipaneled doors which provide access to a double bedroom and house bathroom. There is a beautiful stained glass arched window to the rear elevation providing views across the property's rear garden and cliff face aspects. There is a further staircase which proceeds to the first-floor landing.



FIRST FLOOR LANDING

The landing enjoys a great deal of natural light with a fabulous arch sash style window to the front elevation which offers fantastic views across Dunford Road of the treeline outlook. There is decorative coving to the ceiling, two ceiling light points and deep skirting boards and there are multipaneled timber doors that provide access to two further double bedrooms. There is a column radiator, and the office space could be utilised as an office or reading area and can be easily partitioned off to create a fourth bedroom if required.



BEDROOM ONE

Measurements – 15'3" x 15'0"

As the photography suggests bedroom one is a generous proportioned dual aspect double bedroom which has ample space for free standing furniture. There is a fabulous arch sash style window to the front elevation which takes full advantage of the elevated position of the property with open aspect views across the valley. There is an additional bank of windows to the side elevation which has view across the property's gardens. There is high ceiling with seamless coving, a decorative picture rail and walnut flooring. There are two vertical column radiators, and the focal point of the room is the decorative fireplace with a stone inset and set upon a natural stone hearth.



BEDROOM TWO

Measurements – 15'5" x 14'10"

Bedroom two is a light and airy double bedroom which has ample space for free standing furniture. The room features an arch sash style window to the front elevation which provides fantastic views across the valley. There is a decorative picture rail and seamless coving to the ceiling. There are deep skirting boards, vertical column radiator, inset spotlighting to the ceiling and the room is served by an en-suite wet room.



EN-SUITE WETROOM

Measurements – 9'6" x 3'4"

The en-suite wet room features a three-piece-suite which comprises a wet room shower with hand Grohe thermostatic shower unit, a wall hung broad wash hand basin with chrome monobloc mixer tap and a low level w.c. with push button flush. There is attractive tiled flooring with matching tiled skirting, tiling to the splash areas and inset spotlighting to the ceiling. There is also an extractor vent.



BEDROOM THREE

Measurements – 15'0" x 12'0"

Bedroom three is accessed off the half landing and again is a generous proportioned double bedroom which has ample space for free standing furniture. There is an attractive feature wall with decorative wall panelling, a central ceiling light point, a vertical column radiator and a timber sash style window to the side elevation.



HOUSE BATHROOM

Measurements – 12'0" x 7'8"

The house bathroom is sure to impress with a fabulous four-piece-suite comprising of a wet room style shower with hand Grohe thermostatic shower unit, a pedestal wash hand basin with chrome taps, a low level w.c. and a double ended free standing bathtub with Burlington shower head mixer tap. There is attractive tiled flooring, tiling to the splash areas and a recess shelving unit with glass shelves for additional storage. The bathroom features inset spotlighting to the ceiling, there is a vertical column and a chrome ladder style radiator. The room also enjoys a great deal of natural light which cascades through the timber sash style window to the side elevation.



EXTERNAL FRONT

The Mill House is accessed from Dunford Road via a gated driveway which leads through the mill yard of Holmfirth Dyers, it sweeps towards the subject property and provides a private parking area for multiple vehicles in tandem. There is a pathway that meanders through well stocked flower and shrub beds and leads to the front door. There is a stone flagged patio area ideal for alfresco dining, a stone built shed for additional storage and there is a lawned area to the front of the property with flower and shrub borders. There are pathways which proceed to the woodland at the side of the property which is a great additional space for the growing family. Here there are various raised beds and compost areas all of which take full advantage of elevated position of the property and gardens with superb open aspect views.



EXTERNAL REAR

Externally to the rear a pathway proceeds from the front garden down the side of the property and leads to steps that proceed to the rear garden. There are various rockeries with flowers and shrubs and the gardens then clear round to a fabulous gravelled hard standing which is ideal for alfresco dining, entertainment and enjoying the afternoon and evening sun. The garden space is elevated and provides fantastic views across the valley and there is a beautiful tree and cliff face providing a great deal of security and privacy. There is an additional flagged patio area immediately to the rear of the property which historically was the site of a stone outbuilding. This has since been demolished and is now utilised as a further seating area. There is an external tap and external lighting to the side elevation.



ADDITIONAL INFORMATION

EPC rating – D
Property tenure – Freehold
Local authority – Kirklees Council
Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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