



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Meadow Vale, Holmfirth Road  
New Mill, Holmfirth



## Meadow Vale, Holmfirth Road New Mill, Holmfirth

Offers Over £895,000

Yorkshire's Finest proudly presents an exclusive development of three, five bedroom, luxury detached family homes, nestled in the picturesque village of New Mill, Huddersfield. These meticulously designed residences span three spacious floors, offering generously proportioned living spaces, double garages, and beautifully landscaped gardens. Each of these exceptional homes features stunning, high-end kitchens and bathrooms, equipped with top-quality fittings that exemplify modern luxury. The development enjoys private access via Holmfirth Road, with ample off-street parking available for each property. New Mill is a picturesque village located just 5 miles south of Huddersfield, nestled in the scenic valley of New Mill, a short distance from where it merges with the River Holme. The village is conveniently close to Holmfirth and offers a range of amenities, including pubs, shops, and local schools. Additionally, the properties benefit from easy access to major road networks, making New Mill an ideal location for both tranquility and connectivity.

## ENTRANCE HALL

The space features elegant Spanish hardwood flooring and is thoughtfully designed with well-proportioned rooms. Doors lead to a study, a convenient downstairs WC, and a spacious coat closet. There is also access to the living room, garage, and an additional WC. The layout includes a bedroom with an ensuite bathroom on this level. Stairs provide access to both the first floor and the lower ground floor, ensuring a seamless flow throughout the home.



## STUDY

The room features luxurious Spanish hardwood flooring, complemented by a sleek designer wall-mounted radiator. Two UPVC windows offer views of the property's side, enhancing the space with natural light. Modern conveniences include brushed chrome sockets, a TV aerial point, and Ethernet cable connectivity. The room is elegantly lit by LED downlights, creating a sophisticated and functional ambiance.

## LIVING ROOM

The room showcases exquisite Spanish hardwood flooring paired with a stylish designer radiator. A large UPVC window frames stunning views of the rear garden and terrace, inviting natural light to flood the space. Detailed skirting and elegant coving complement the high ceilings, creating a bright, airy atmosphere that exudes sophistication and charm.

## BEDROOM

This spacious double room offers versatile use as either a bedroom or an additional reception area. It features a double-glazed window overlooking the rear garden and terrace, ensuring plenty of natural light. A door leads to a sleek ensuite shower room, while the room itself is equipped with brushed

chrome sockets with USB ports and illuminated by modern LED spotlights, adding both convenience and a contemporary touch.

### **ENSUITE**

This beautifully designed ensuite features a spacious, low-profile walk-in shower cubicle, complete with a thermostat-controlled rainfall showerhead and a handheld attachment for a luxurious bathing experience. The walls and floor are adorned with large porcelain tiles, adding a touch of elegance. The concealed cistern WC is paired with a vanity-style storage cupboard, and the washbasin is complemented by a sleek waterfall tap. A heated chrome towel rail provides added comfort, while a frosted glass window ensures both privacy and natural light.

### **WC**

The concealed cistern WC is complemented by a stylish half-tiled wall, creating a clean and modern look. A wall-mounted designer washbasin is paired with a sleek vanity storage cupboard, providing both functionality and aesthetic appeal. The space is enhanced by a luxurious gold wall-mounted towel rail and a matching gold mixer tap, adding a touch of elegance and sophistication.

### **FIRST FLOOR LANDING**

The flooring seamlessly extends to doors leading to the bedrooms and the master suite. Additionally, a discreet loft hatch is integrated into the design, offering convenient access to extra storage space.

### **FAMILY BATHROOM**

The family bathroom is a stunning, thoughtfully designed space, fully tiled from floor to ceiling with luxurious Italian-style porcelain tiles. It features a spacious, low-profile walk-in shower cubicle, equipped with a thermostatically controlled mixer shower, a rainfall showerhead, and a handheld attachment for a spa-like experience. The room also includes a concealed cistern WC and a sleek freestanding bath with a mixer and handheld shower attachment. A frosted glass UPVC window



ensures privacy while allowing natural light to fill the space. The vanity unit, with its designer washbasin and two storage drawers, is perfectly complemented by a stylish mirror above, adding both elegance and functionality.

## **BEDROOM**

This generously sized double room features plush carpet flooring and benefits from dual windows-one UPVC and one Velux roof window-ensuring ample natural light throughout the day. The room is elegantly illuminated by LED spotlights, while the brushed chrome sockets add a touch of modern sophistication.



## **BEDROOM**

This spacious double room boasts elegant flooring and is equipped with brushed chrome sockets featuring USB charging points for added convenience. It includes two windows: a traditional UPVC window and a Velux roof window, providing abundant natural light. Additional features include a wall-mounted TV point and stylish LED spotlights, enhancing both functionality and ambiance.

## **MAIN BEDROOM SUITE**

The main bedroom suite is beautifully designed, featuring a dedicated dressing area with plush carpeted flooring and brushed chrome power sockets. This suite includes ample space for wardrobes and is seamlessly connected to an ensuite shower room through a private door. The generously sized bedroom showcases a striking apex double-glazed window and vaulted ceilings, enhancing the room's sense of space and light. A sleek wall-mounted designer radiator and brushed chrome sockets with USB ports add both style and functionality.

## **BEDROOM**

This spacious double room features plush carpet flooring and is equipped with brushed chrome sockets with USB

charging points for modern convenience. A designer wall-mounted radiator adds a touch of sophistication, while UPVC windows at the front of the property provide ample natural light. A door leads to the adjacent area, seamlessly connecting the space with the rest of the home.

## LOWER GROUND FLOOR

Carpeted stairs leading to

## OPEN PLAN KITCHEN

This stunning kitchen has been thoughtfully designed to meet all family needs. It features a bespoke, fully fitted setup with a combination of floor and wall-mounted storage units. The space is equipped with three AEG wall-mounted ovens, complemented by storage cupboards above and below. AEG's five-ring induction hob is paired with a sleek Alka extractor fan, and there are large pull-out drawers for ample storage.

The kitchen boasts a generous island with breakfast bar that comfortably seats five, and bi-fold doors open directly onto the terrace, seamlessly blending indoor and outdoor living. Additional highlights include an integrated wine fridge, further storage cupboards, double stainless steel sinks with a chrome boiling hot tap, and a range of integrated appliances including a large AEG fridge, a new Siemens freezer, and a dishwasher.

The room is well-lit with LED lighting, brushed chrome sockets, and switches, as well as integrated LED spotlights. An open layout connects the kitchen to the living room, enhancing the flow and functionality of the space.

## ENSUITE

The bathroom features a polished tiled floor and walls, creating a sleek and modern look. A gold-colored heated towel rail adds a touch of luxury. The space includes a concealed cistern WC and a large, low-profile walk-in shower cubicle, complete with a thermostatic mixer shower, built-in shelving, a rainfall showerhead, and a handheld attachment. A frosted glass UPVC window ensures privacy while allowing natural light to filter in. An extractor fan is installed for optimal ventilation, and a stylish mirror is positioned above the washbasin, enhancing both functionality and elegance.



## **FAMILY ROOM**

The living room features elegant Spanish hardwood flooring and offers ample space to accommodate sofas of any size and style. Bi-fold doors open directly onto the terrace, creating a seamless indoor-outdoor flow and enhancing the room's natural light. The space is beautifully illuminated by LED spotlights, adding a modern touch to the inviting and versatile area.

## **WC**

The WC is elegantly designed with polished porcelain half-wall tiles, adding a sophisticated touch. It features a sleek concealed cistern WC and a contemporary pedestal wash basin, complemented by a stylish mixer tap for modern functionality.



## **UTILITY ROOM**

The utility room features floor-to-ceiling storage cupboards, a wooden work surface, and integrated AEG washing machine and tumble dryer. The space is designed for both functionality and style, with ample storage solutions and a tiled splashback for easy maintenance. Additional features include a well-placed socket, a high-performance extractor fan, and LED spotlights to ensure a well-lit, efficient workspace.

## **OUTSIDE**

At the front of the property, you'll find private off-street parking for up to three vehicles. A stylish porcelain-tiled path guides you to the welcoming front door. Tiled steps lead down to the rear garden, which features a level lawn enclosed by fencing for privacy. The garden includes a spacious porcelain-tiled sun terrace, perfect for alfresco dining and entertaining. The terrace is enhanced by strategically placed LED spotlights, creating an inviting atmosphere for evening gatherings.

## **ADDITIONAL INFORMATION**

Tenure: Freehold

Council Tax: Band TBC

EPC: TBC

What3Words: TBC

Parking: Garage, Driveway

## UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: TBC

Broadband: TBC

Mobile Coverage: 4G Available - check with your provider.

## AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

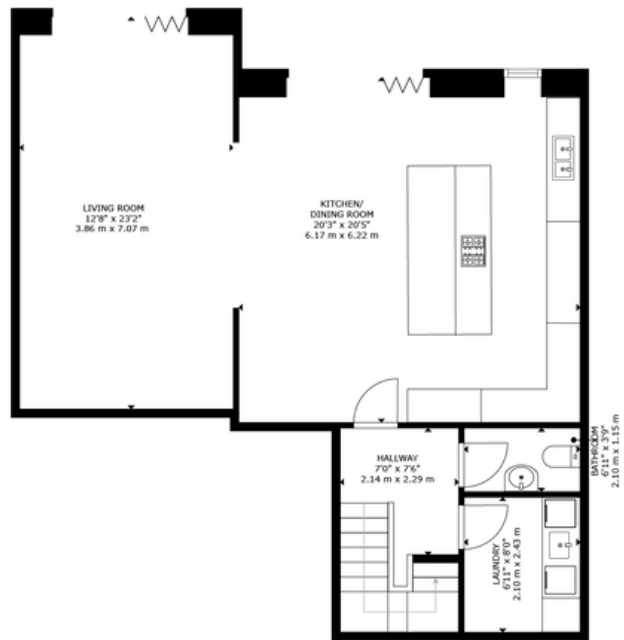
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

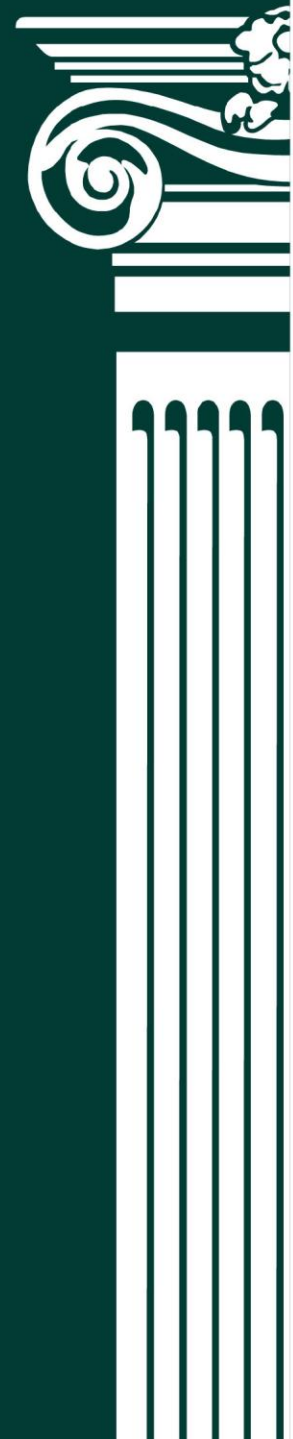


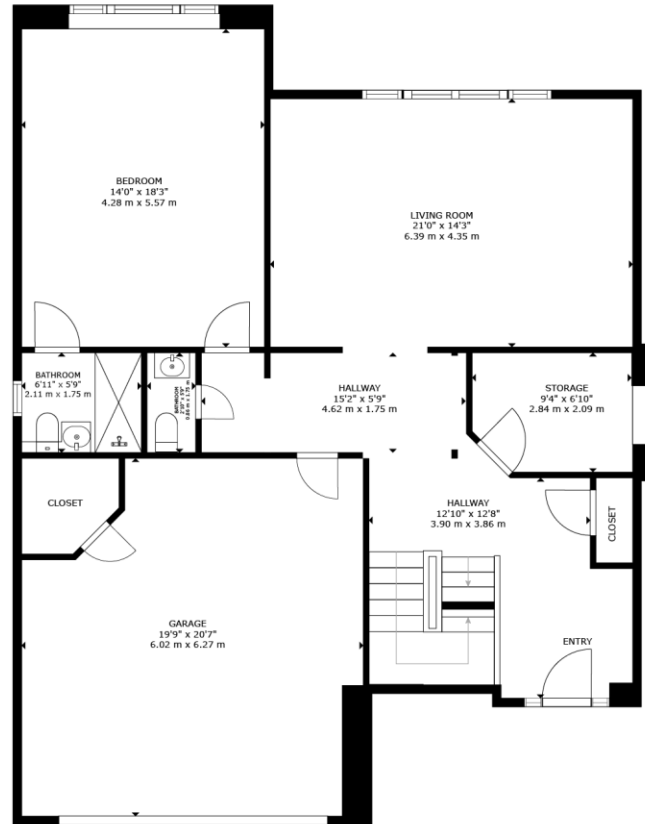




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 889 sq. ft, 82 m<sup>2</sup>, FLOOR 2: 1,045 sq. ft, 97 m<sup>2</sup>  
 FLOOR 3: 1,226 sq. ft, 113 m<sup>2</sup>, TOTAL: 3,159 sq. ft, 293 m<sup>2</sup>  
 EXCLUDED AREA: GARAGE: 376 sq. ft, 34 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

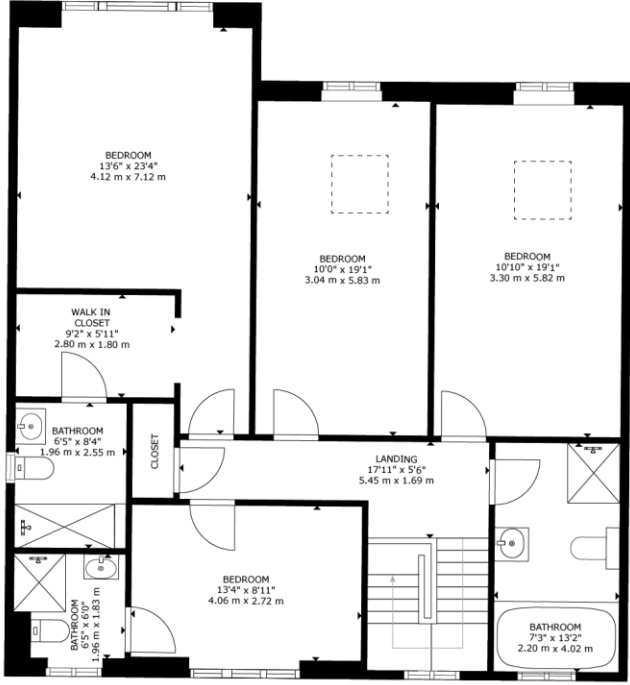




FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 889 sq. ft, 82 m<sup>2</sup>, FLOOR 2: 1,045 sq. ft, 97 m<sup>2</sup>  
FLOOR 3: 1,226 sq. ft, 113 m<sup>2</sup>, TOTAL: 3,159 sq. ft, 293 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 376 sq. ft, 34 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

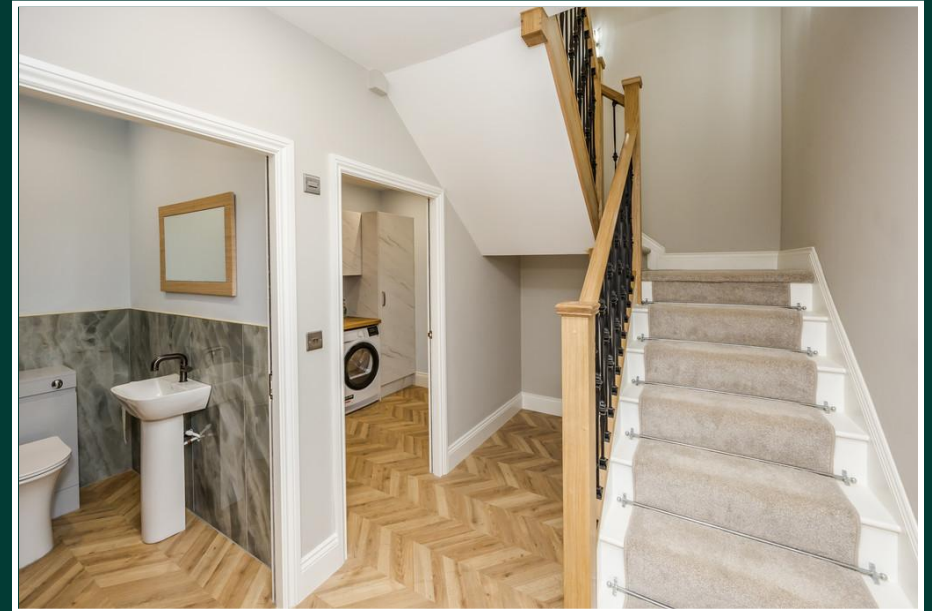




FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1: 889 sq. ft, 82 m<sup>2</sup>, FLOOR 2: 1,045 sq. ft, 97 m<sup>2</sup>  
FLOOR 3: 1,226 sq. ft, 113 m<sup>2</sup>, TOTAL: 3,159 sq. ft, 293 m<sup>2</sup>  
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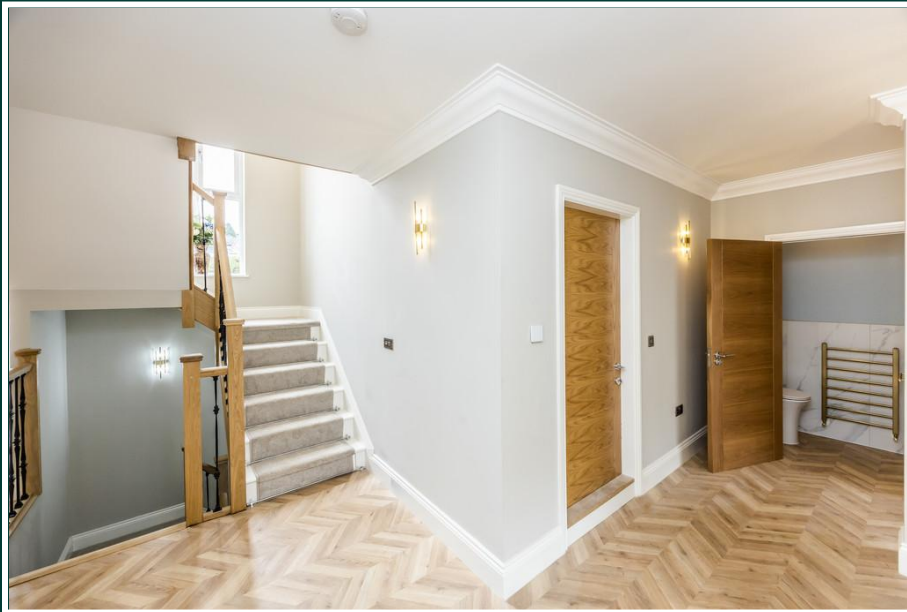


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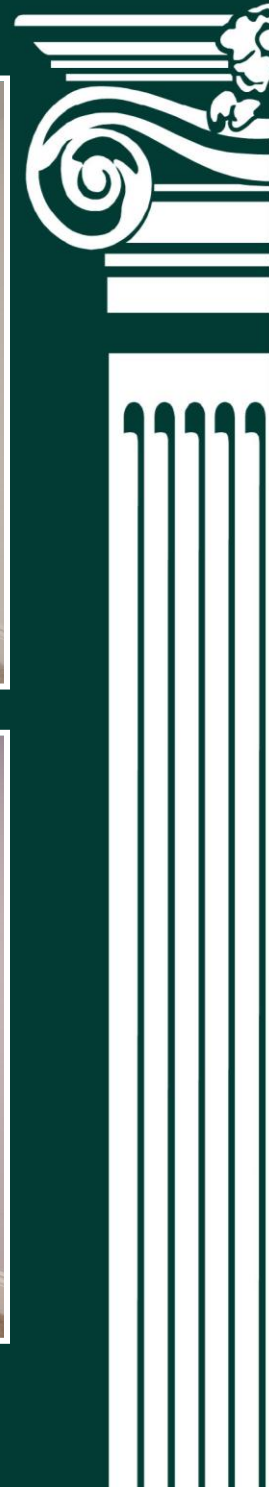


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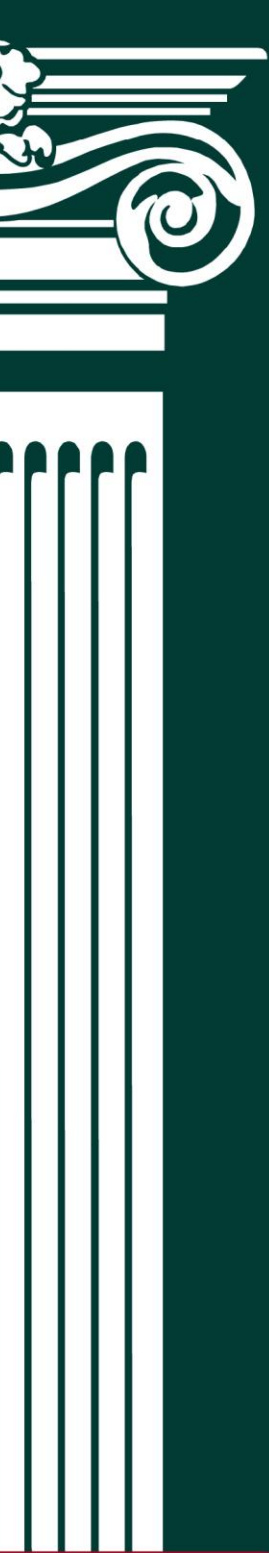




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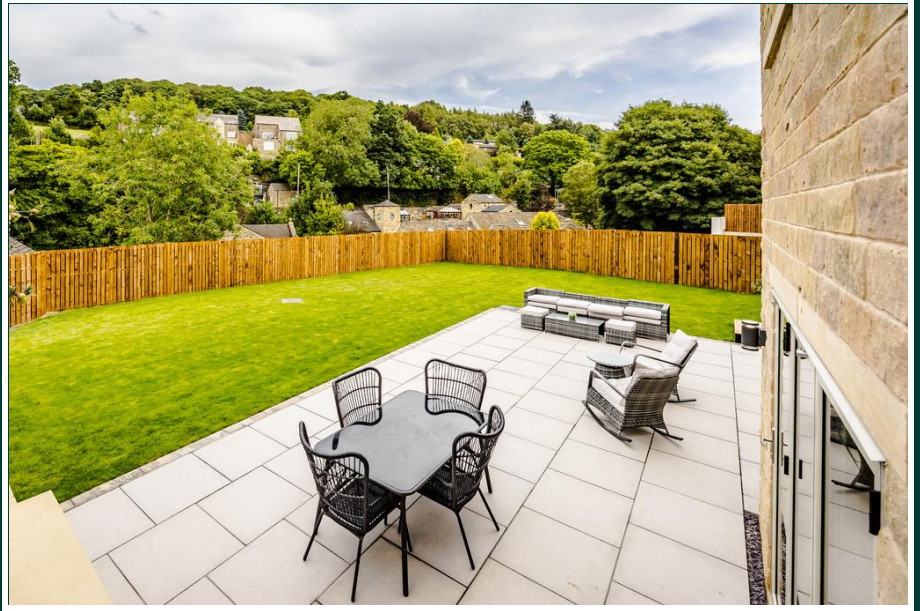
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