



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

Holmfirth Road
New Mill, Holmfirth



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Offers Over 975,000

YORKSHIRE'S FINEST PROUDLY PRESENTS AN EXCLUSIVE PROPERTY THAT BOASTS AN IMPRESSIVE 4,088 SQ FT. SET ON A 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.

Finished with exquisite attention to detail, this stunning home is a must see. Complete with Spanish hard flooring throughout the ground and lower ground levels, a hand-made bespoke kitchen fitted with top of the range AEG appliances and Italian tiling to all bathrooms and en-suites, this property exemplifies the essence of modern luxury. Located in a development of three stone houses built by an award winning local developer. It enjoys private access via Holmfirth Road and enjoys spacious off street parking for each property.

New Mill is a picturesque village nestled in the hamlet of Holmfirth. Approximately 1.3 miles from the vibrant Holmfirth centre where you will find a range of beautiful shops, restaurants, bars and the famous Picturedrome where you can enjoy seeing your favourite bands and tribute acts. If you prefer a more rural experience you can find the gateway to the Peak District only 2 miles away. The surrounding area of New Mill is a paradise of picturesque woods and walking trails galore.



Additionally, the local Primary School has been awarded as 'outstanding' by Ofsted and within easy walking distance from the property. Benefitting from easy access to major road networks, local bus access within a short walking distance and Brockholes train station approximately 1.6 miles away, New Mill is an ideal location for both tranquillity and connectivity.

ENTRANCE HALL

This space features elegant Spanish hard flooring flowing seamlessly through the ground floor. Thoughtfully designed with the highest attention to detail, the entrance leads to a large lounge with views overlooking the valley. Access to a further ensuite bedroom/living space, study, WC, garage can also be accessed from the entrance hall. Stairs provide access to both the first floor and the ground floor ensuring a seamless flow throughout the home.

LIVING ROOM

Showcasing Spanish hard flooring, cast iron fluted radiators, and elegant cornice, this elegant lounge is a perfect space to relax and unwind. Flooded with natural light from the balcony's double French doors, this room exudes sophistication and charm. The balcony is a true delight, offering captivating views of the beautifully terraced rear gardens.

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 black nickel 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.

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 black nickel sockets, a TV aerial point, and Ethernet cable connectivity. The room is elegantly lit by LED downlights, creating a sophisticated and functional ambiance.

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.

DOUBLE GARAGE

Internal door from the entrance hall leads to large, fully carpeted with workshop tiles, double garage with ample space for two cars. The garage also has a plant room enclosing the water and boiler system and EV charger. An up and over door leads you to a further parking area large enough for two vehicles. In addition, the property offers the convenience of two extra visitor parking spaces.



FIRST FLOOR

An Oak and iron staircase leads from the ground floor to the first floor level. Carpeted and elegantly finished with traditional stair rods the effect is a perfectly balanced mix of traditional and modern fusion. This floor enjoys high quality carpets throughout and leads to four further bedrooms including the fabulous Master bedroom with ensuite. Additionally a discreet loft hatch is integrated into the design, offering convenient access to extra storage space.

MAIN BEDROOM SUITE

This room exudes elegance and style. Beautifully and thoughtfully designed, this room showcases a striking apex window and vaulted ceiling enhancing the rooms sense of space and light. The cast iron radiator, black nickel sockets and usb and wifi access ports add both style and functionality. From the bedroom you will find a separate dedicated dressing room with fully fitted bespoke wardrobes and large dressing table.

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. The bathroom also features a free standing bath with mixer tap and separate shower attachment. The 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.

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 black nickel sockets add a touch of modern sophistication.

ENSUITE

This elegant ensuite features a spacious walk-in shower with a thermostat-controlled rainfall head and handheld attachment. Large porcelain tiles adorn the walls and floor, while a concealed cistern WC and vanity unit offer sleek storage. The washbasin is paired with a waterfall tap, and a heated chrome towel rail adds comfort. A frosted glass window provides privacy and natural light.

BEDROOM

This spacious double room features plush carpet flooring and is equipped with black nickel 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.

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. Ambient soft

lighting enhances the shower and bath areas, creating a soothing atmosphere that adds to the sense of relaxation. 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.

LOWER GROUND FLOOR

Access from the main entrance leads down to the spectacular lower ground fully underfloor heated, with heating regulators for separate zones. The living space comprises of the following:

OPEN PLAN KITCHEN

This stunning area has been thoughtfully designed to meet all your family needs. It features a sophisticated, handmade bespoke kitchen with top-of-the-range AEG appliances, making it both inviting and functional. The kitchen is equipped with two wall-mounted AEG steam ovens, a matching oven/microwave, and three additional AEG wall-mounted ovens, complemented by storage cupboards above and below. The AEG five-ring induction hob has an integrated extractor fan, and large pull-out drawers provide ample storage space.

The generous island with a breakfast bar comfortably seats five, creating a perfect spot for the family to sit and chat while you cook. 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 brass boiling hot tap, and a range of integrated appliances, including two large AEG fridge and freezer combo, and a dishwasher.

The room is well-lit with LED lighting, black nickel 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.

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.

CINEMA ROOM

A jewel in this property is the large cinema room. This stylish cinema room is designed for ultimate relaxation and family enjoyment, providing a perfect setting to watch the latest blockbusters. This spacious area features comfortable seating and is illuminated by LED downlights for a cinematic atmosphere. A large, detachable 3x2 meter screen and a high-quality fitted projector ensure an exceptional viewing experience, making it ideal for movie nights with the whole family.

GYM ROOM

The gym room is large enough for all your gym equipment. Perfect for creating a functional and motivating workout environment.

UTILITY ROOM

The utility room features floor-to-ceiling storage cupboards, a solid oak 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.

WC

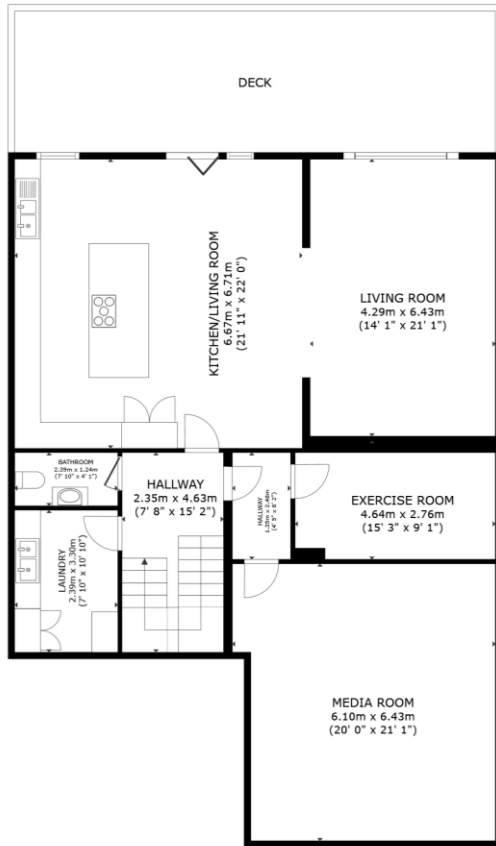
The WC is elegantly designed with hand painted jungle inspired tiles, complemented by a stylish mixer tap for modern functionality.

OUTSIDE

At the front of the property, a block-paved driveway offers convenient parking for up to three vehicles. The rear garden, accessed through elegant bifold doors, opens onto a stylish patio and lush lawn, ideal for alfresco dining and entertaining. From this space, steps lead to a secluded private terrace, perfect for a hot tub. Additionally, steps from the lower patio guide you to a parcel of land, offering further potential. Both the front and rear gardens are enhanced by outdoor lighting, featuring LED accents around the patio for a warm ambiance

AGENT NOTES

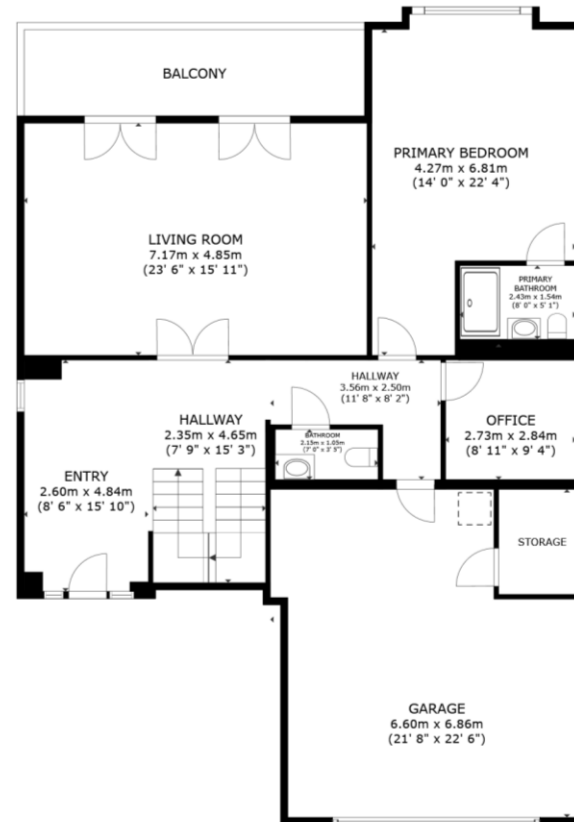
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 152.3 m² (1,639 sq.ft.) FLOOR 2 112.7 m² (1,214 sq.ft.) FLOOR 3 114.8 m² (1,236 sq.ft.)
 EXCLUDED AREAS : DECK 36.6 m² (394 sq.ft.) GARAGE 39.2 m² (421 sq.ft.) BALCONY 12.8 m² (138 sq.ft.)
 TOTAL : 379.8 m² (4,088 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 152.3 m² (1,639 sq.ft.) FLOOR 2 112.7 m² (1,214 sq.ft.) FLOOR 3 114.8 m² (1,236 sq.ft.)
 EXCLUDED AREAS : DECK 36.6 m² (394 sq.ft.) GARAGE 39.2 m² (421 sq.ft.) BALCONY 12.8 m² (138 sq.ft.)
 TOTAL : 379.8 m² (4,088 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 152.3 m² (1,639 sq.ft.) FLOOR 2 112.7 m² (1,214 sq.ft.) FLOOR 3 114.8 m² (1,236 sq.ft.)
 EXCLUDED AREAS : DECK 36.6 m² (394 sq.ft.) GARAGE 39.2 m² (421 sq.ft.) BALCONY 12.8 m² (138 sq.ft.)
 TOTAL : 379.8 m² (4,088 sq.ft.)

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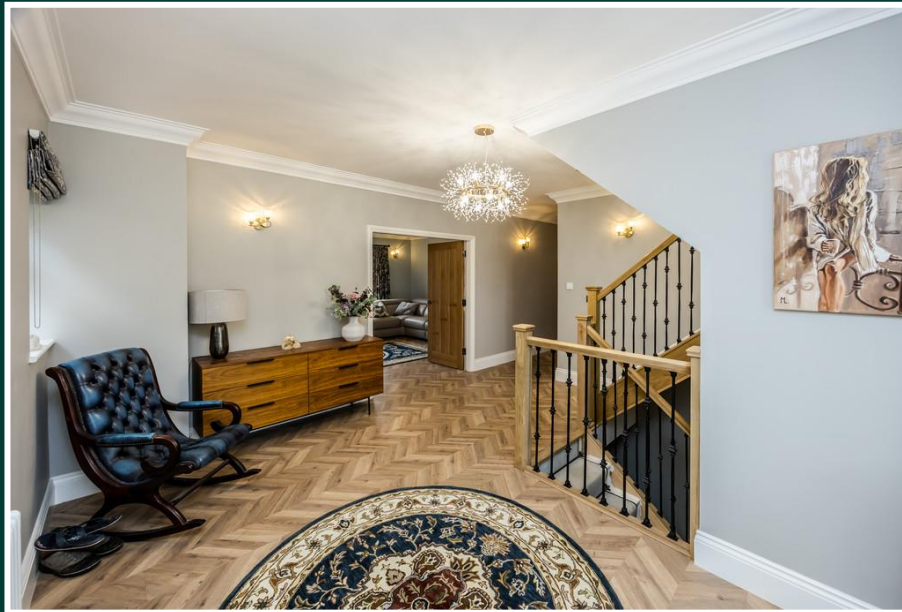


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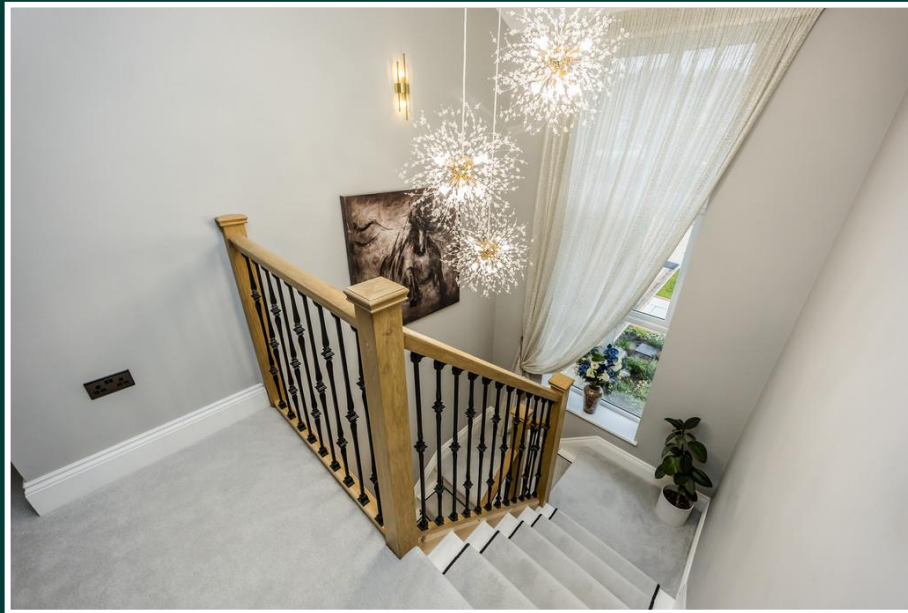


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