

# MARSH & MARSH PROPERTIES

*27 Boshaw Mews, Scholes, Holmfirth, HD9 1WB*

*£475,000*



**\*\*ATTENTION ALL YOUNG AND GROWING FAMILIES\*\*** A superb, detached family home offering **FOUR DOUBLE BEDROOMS** and located in a popular and well-established area, close to local amenities and highly regarded schools. This well-presented property features a modern kitchen, stylish bathrooms, and spacious living areas—perfectly suited to modern family life. In brief, the ground floor comprises a welcoming entrance hall, a spacious lounge, a contemporary kitchen, a versatile study/snug, a utility room, and a convenient cloakroom. Upstairs, the landing provides access to four generously sized double bedrooms, including a principal bedroom with en-suite shower room, as well as a luxurious house bathroom fitted with a four-piece suite. Externally, there is an enclosed rear garden with both flagged patio and lawn areas. The property also benefits from a driveway and a detached garage. An internal inspection is highly recommended to appreciate the quality and space on offer in this fantastic family home.

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## ENTRANCE HALL



A composite front door opens into a welcoming entrance hall with tiled flooring, an open staircase, a radiator, under-stair storage, and an airing cupboard housing the combination boiler.

## KITCHEN 3.3 x 5.2m (10'9 x 16'10)



A stylish modern kitchen fitted with a range of wall and base units, including a one and a half bowl sink with chrome mixer tap. Integrated appliances include a fridge freezer and dishwasher, alongside a built-in double oven, hob, and extractor fan. The tiled flooring continues from the entrance hall, giving a cohesive feel. Finished with ceiling spotlights, a radiator, UPVC windows, and UPVC patio doors opening to the

rear garden.



## LIVING ROOM 3.4 x 6.7m (11'1 x 21'11)



A spacious and bright lounge with two radiators,



UPVC window, and UPVC patio doors leading to the rear garden.

### **SNUG / STUDY 2.7 x 3.7m (8'8 x 12'1)**



A versatile additional reception room currently used as a snug and study, with a radiator and UPVC windows.

### **UTILITY ROOM 2.7 x 2.0m (8'8 x 6'6)**



Fitted with modern wall and base units and a sink with chrome mixer tap, plus space and plumbing for a washing machine and dryer. Also features tiled flooring matching the kitchen, ceiling spotlights, an extractor fan, radiator, and a UPVC window.

### **CLOAKROOM**



Ground floor WC with a low flush toilet and pedestal sink. Finished with tiled flooring, a radiator, ceiling spotlights, and a UPVC window.

### **LANDING**

A spacious landing area with a storage cupboard, loft access, radiator, and a UPVC window.

### **BEDROOM ONE 3.3 x 5.2m (10'9 x 16'10)**



A generous double bedroom with large, full-length fitted wardrobes with mirrored sliding doors, a radiator, and UPVC windows.

### **EN-SUITE**

Modern en-suite shower room with a tiled walk-in

shower cubicle with glass screen, rainfall and handheld power shower, low flush toilet, and hand wash basin. Finished with tiled flooring, partially tiled walls, radiator, ceiling spotlights, extractor fan, and a UPVC window.



#### **BEDROOM TWO 3.4 x 4.1m (11'1 x 13'5)**



Double bedroom with radiator, and UPVC windows.

#### **BEDROOM THREE 2.7 x 5.0m (8'8 x 16'4)**

A well-proportioned double bedroom with full-length wardrobe featuring mirrored sliding doors, a radiator and UPVC window.



#### **BEDROOM FOUR 3.4 x 2.6m (11'1 x 8'6)**



A double bedroom with a radiator and UPVC windows.

#### **BATHROOM**





A modern four-piece suite comprising a bathtub, walk-in shower cubicle with glass screen, rainfall and power shower, low flush toilet, and hand wash basin. Partially tiled walls and tiled flooring, ceiling spotlights, extractor fan, radiator, and UPVC window complete the space.



## EXTERNAL



To the rear is an enclosed garden with both lawn and patio areas.

To the front is a charming fenced lawn offering a welcoming kerb appeal and frontage to the property, which borders the front pathway.



## GARAGE

A detached garage with an up-and-over door, power and light provides excellent storage or secure parking.

## GENERAL

The property benefits from the mains services of water, gas and electric as well as having full uPVC double glazed windows. The house also features an external water tap, EV charging point on the driveway, wireless house alarm and has 5 years remaining NHBC warranty.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

## 27 Boshaw Mews, Scholes, Holmfirth, HD9 1WB



APPROX GROSS INTERNAL FLOOR AREA: 147 sq. m / 1582 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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