



20 Holmebank Mews

Brockholes, Holmfirth, HD9 7EA

£245,000



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Welcome to this modern three-storey townhouse located in the desirable Holmebank Mews, Holmfirth. This well-presented property is perfect for contemporary family living, offering a harmonious blend of comfort and style.

Upon entering, you will find a spacious reception room that provides an inviting space for relaxation and entertaining. The townhouse boasts three generously sized bedrooms, ensuring ample accommodation for family members or guests. The bathroom is thoughtfully designed, catering to the needs of a busy household.

One of the standout features of this property is the low-maintenance garden, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to it. Additionally, the property includes a garage, providing convenient storage or parking for your vehicle. With parking available for two vehicles, you will never have to worry about finding a space.

Situated in a sought-after location, this townhouse is perfect for families looking to settle in a vibrant community. The absence of an onward chain means that you can move in without delay, making this an excellent opportunity for prospective buyers.

In summary, this townhouse at Holmebank Mews is a fantastic choice for anyone seeking a modern home in a prime location. With its spacious layout, low-maintenance outdoor space, and convenient parking, it is sure to meet the needs of modern family life. Do not miss the chance to make this lovely property your new home.

Entrance Hallway

Entering from the front of the home the entrance hallway provides access into the home and into the integral garage and ground floor w/c as well as upstairs to the first floor accommodation.

Garage

With an electric roller door leading out onto the driveway and an integral door into the hallway, the garage is ideal for parking and storage space.

W/C

With a w/c and hand basin.

Living Room

Situated on the first floor with a feature fireplace and views overlooking the front of the property, the living room is light and spacious with a neutral colour scheme, a grey feature wall and laminate flooring.

Kitchen Diner

Overlooking the rear of the home with French doors opening out onto the rear garden, the kitchen diner has wooden base and wall units providing ample storage and worksurface space. There is space in the cupboards for a washing machine, an oven, hob and extractor and a stainless steel sink and drainer.

Landing

The second floor landing providing access to three bedrooms and the bathroom with a spacious storage cupboard.

Bedroom One

A double bedroom overlooking the front of the home with built in storage space.

Bedroom Two

A double bedroom overlooking the rear of the home with views over the rear garden.

Bedroom Three

A well sized single bedroom to the rear of the property.

Bathroom

The bathroom is tastefully tiled with a walk-in shower cubicle, hand basin, w/c and heated towel rail.

External

The home is positioned at the end of a cul-de-sac with a driveway to the front. At the rear of the home is a private garden with decking and a tiered gravel garden and border plants providing an ideal low-maintenance outdoor space with a westerly aspect perfect for afternoon sun.

Directions

For Satnav please use the postcode HD9 7EA

Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

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. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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 SW PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



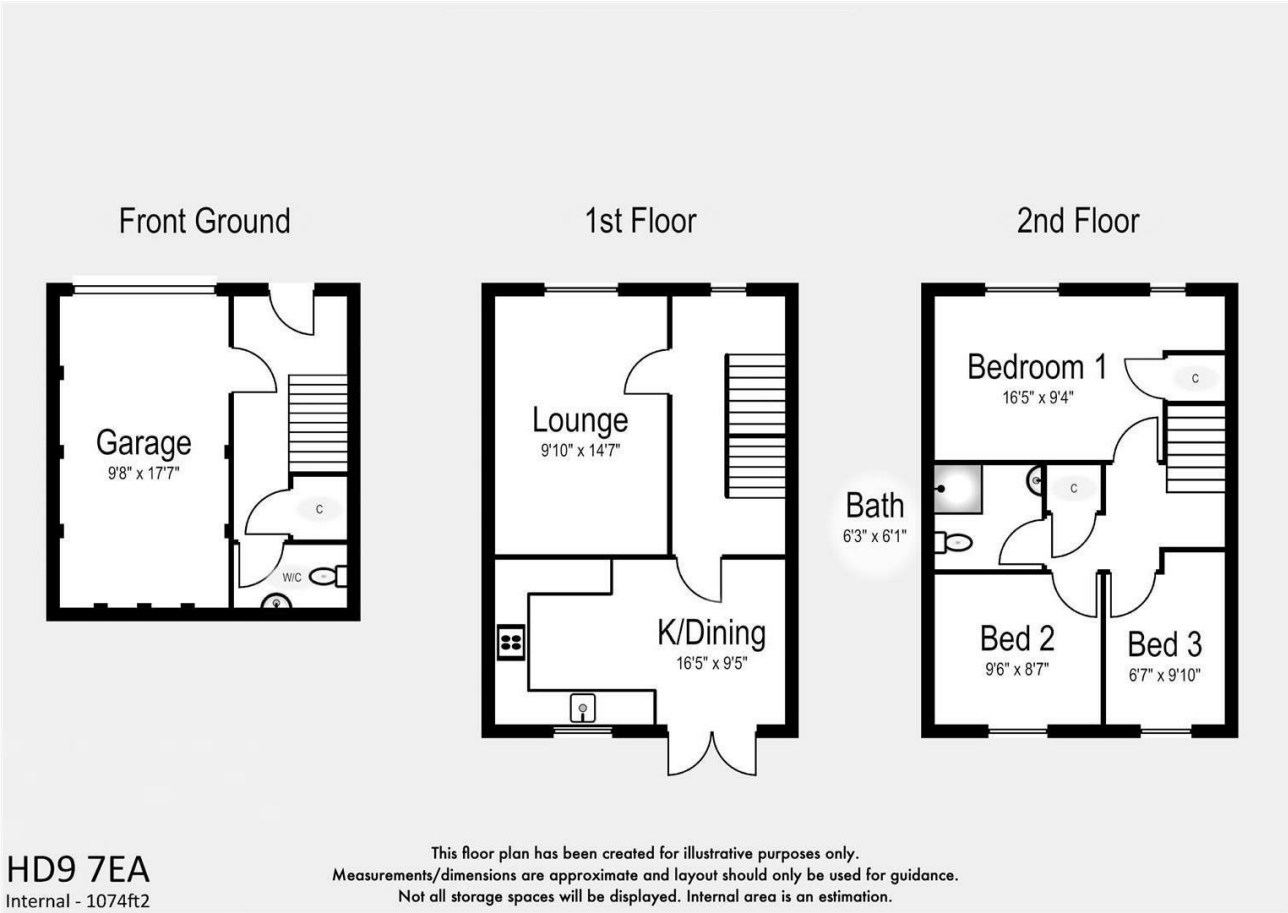
Hybrid Map



Terrain Map



Floor Plan



HD9 7EA

Internal - 1074ft²

This floor plan has been created for illustrative purposes only.

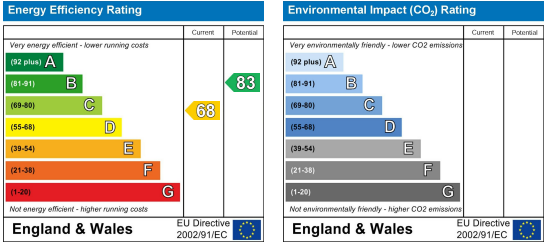
Measurements/dimensions are approximate and layout should only be used for guidance.

Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.