

22 Vicarage Meadows,  
Holmfirth HD9 1DZ

OFFERS AROUND  
£425,000



NESTLED ON A PEACEFUL CUL DE SAC WITH COUNTRYSIDE VIEWS IS THIS BEAUTIFULLY MAINTAINED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME BOASTING A STUNNING DINING KITCHEN, LARGE ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

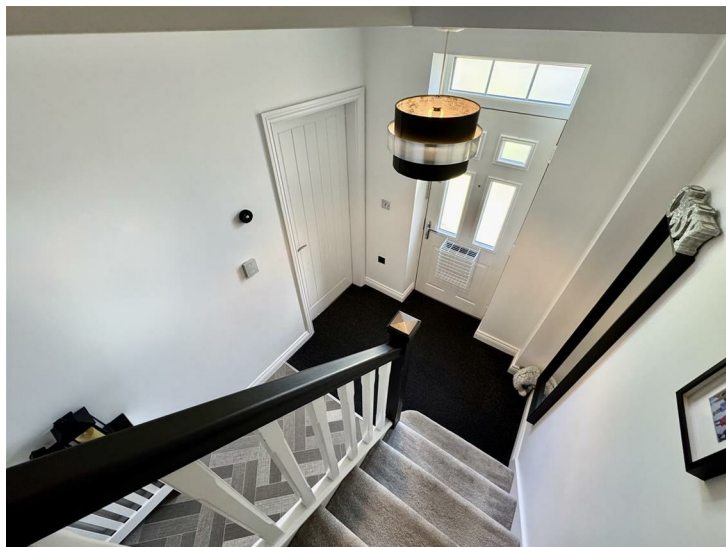
FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING B.

PAISLEY  
PROPERTIES



### ENTRANCE HALLWAY

You enter the property through a composite door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. Useful under stairs 'push storage' for the storing of shoes and coats, practical flooring underfoot, a staircase with timber balustrade ascends to the first floor and a doors lead through to the lounge and dining kitchen.



### LOUNGE 15'1" x 10'0"

This light and airy room is beautifully presented with neutral decor and has an amazing media wall with timber tile backing, down lighting and housing an attractive inset flame electric fire. There is a good amount of space to accommodate free standing furniture and a bay window gives a lovely view over the front garden and driveway.



### DINING KITCHEN 22'5" x 10'5" max

Spanning the rear of the property is this stunning dining kitchen which really is the heart of the home, boasting great entertaining space and fitted with a range of high specification dark grey gloss wall and base units, appealing quartz work surfaces and inset sink with monobloc black mixer pull out spray tap. Integrated appliances include a Bosch double electric oven, five ring gas hob with extractor fan over, Bosch fridge freezer and dishwasher. A large complimentary breakfast bar and storage island provides additional space to dine and completes the kitchen area, to the far side of the kitchen is space for a dining table and chairs, complimentary tile flooring underfoot and spotlights to the ceiling complete the look. Two rear facing windows and patio doors allow natural light to flow through the space and give views over the rear garden. Doors lead through to the entrance hallway and the utility room.





### UTILITY ROOM 5'5" x 4'5"

This handy space has dark grey gloss wall and base units with complimentary roll top work surfaces with matching upstands ideal for storing additional household items. There is space and plumbing for a washing machine and tumble drier, tile flooring underfoot and doors lead through to the dining kitchen, ground floor W.C and an external composite door leads to the side of the property.





### **GROUND FLOOR W.C 4'5" x 3'1"**

Situated off the utility room is this useful ground floor W.C with white pedestal hand wash basin with mixer tap, low level W.C, tile flooring and rear obscure window.



### **FIRST FLOOR LANDING**

Stairs ascend to the bright and beautifully decorated first floor landing with a loft hatch and doors lead through to four double bedrooms, family bathroom and a storage cupboard housing the water cylinder with ample space for towels and bed linen.

### **BEDROOM ONE 12'9" x 12'2"**

This superb double bedroom positioned at the front of the property with views over the street scene and countryside beyond has a feature panelled wall, ample room for freestanding furniture and integrated sliding glazed wardrobes. Doorways leads to through to the ensuite shower room and onto the landing.



### **EN SUITE 6'9" x 5'1"**

Comprising of a white three piece suite including a shower cubicle with glass screen and waterfall shower, pedestal hand wash basin with mixer tap and low level W.C. Partially tiled walls, obscure glazed front facing, chrome heated towel radiator, tile flooring underfoot, spotlights to the ceiling and a door leads through to bedroom one.



### **BEDROOM TWO 10'4" x 9'9"**

Located to the front of the property is another double bedroom with ample space for freestanding bedroom furniture. Again with front facing window providing views over the front garden, street scene and countryside beyond and a door leads through to the landing.



### **BEDROOM THREE 11'0" x 9'10" max**

A good size double bedroom located to the rear of the property with views over the garden with space for freestanding bedroom furniture and a door leads through to the landing.





#### **BEDROOM FOUR 9'9" x 9'6"**

A neutrally decorated double bedroom at the rear of the property with space for freestanding furniture and a door leads through to the landing.

#### **FAMILY BATHROOM 6'7" x 6'1"**

This modern bathroom is fitted with a four-piece suite, including a bath, shower cubicle with glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled with complimentary tiled flooring underfoot and spotlights to the ceiling. A rear obscure window allows light to flow through and a door leads through to the landing.



#### **REAR GARDEN**

This great sized, fence enclosed garden can be accessed through from the side of the property through a timber gate, utility room door and out through the dining kitchen patio doors and has a range of spaces to enjoy which includes outdoor lighting, a large level artificial lawn area with timber raised flowerbeds, Indian sandstone patio area and pergola which offers entertaining space for Al fresco dining, barbecues and ample room for garden furniture.

The garden also benefits from outdoor electric points and a water tap.





## EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a double width driveway which has room for multiple vehicles and an electric vehicle charging point, to either side of the driveway are lawn areas surrounded by well maintained hedges and colourful shrubs.

The integral single garage provides light, power and an up and over door.



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band E

PROPERTY CONSTRUCTION:  
Stone

PARKING:  
Garage / Driveway / Electric car charging point.

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have not been any structural alterations to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **MORTGAGES**

Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



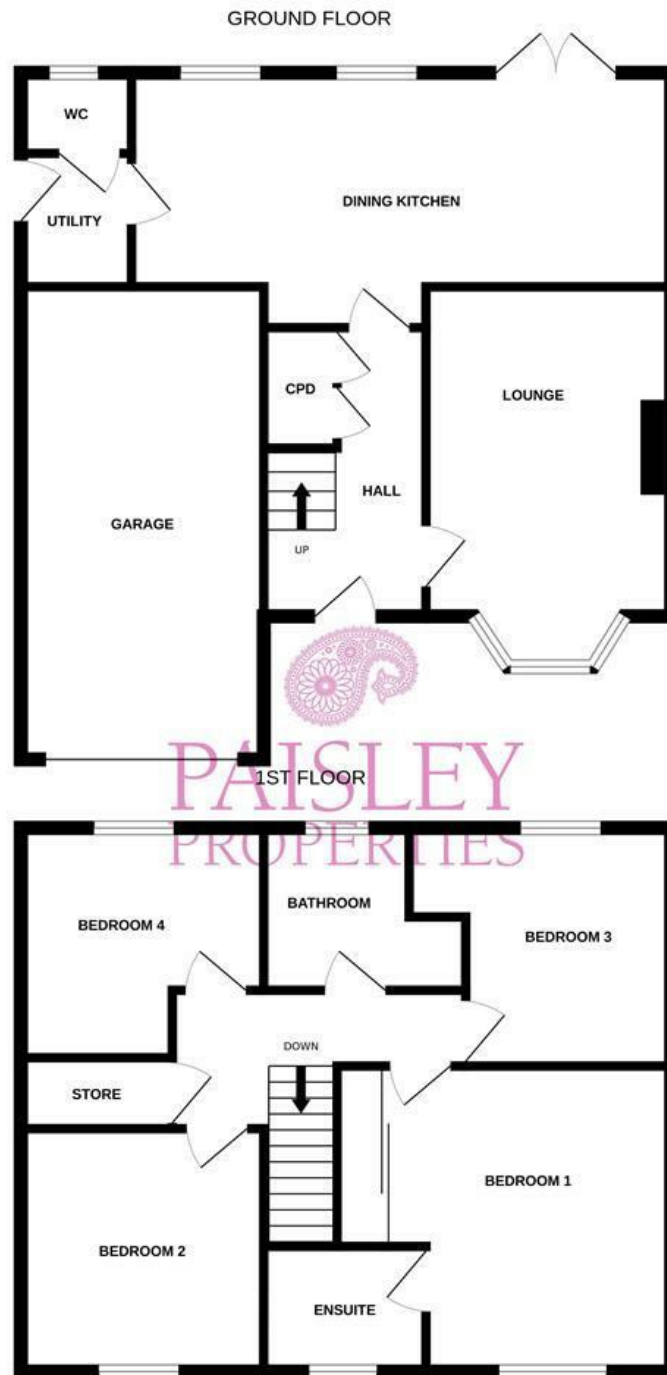
**PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

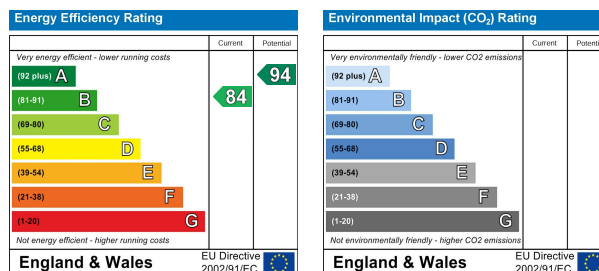
**SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

**Almondbury Office:**  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

**Mapplewell Office:**  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

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