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P R E S T I G E

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VALLEY VIEW

26B UPPER BANK END ROAD, HOLMFIRTH, HD9 1EW

OFFERS REGION
£750,000

This substantial modern detached house enjoys outstanding views from its elevated position and sits within easy reach of the centre of Holmfirth and its many amenities. The property offers spacious open plan living downstairs opening onto the large decked seating area and flexible 4 / 5 bedroom accommodation upstairs.

- Spacious modern detached house
- Approx 3000 sqft of accommodation
- Huge open plan living and dining kitchen
- 4 bedrooms / potentially 5
- High quality modern finish throughout
- Generous parking and large integral garage
- Gardens, terrace and roof terrace enjoying views
- Energy rating 85 (Band B)

About the property

This unique and individually designed detached property was built by our clients for their own occupation and completed circa early 2017. The property is built in natural stone and has been finished to a good modern specification. It has a gas central heating system with underfloor heating to the ground floor, double glazed windows, intruder alarm and solar panels for the hot water system.

It is entered through on the ground floor by a spacious entrance hall which has a good sized study / home office of it. Double doors open into the spacious dining kitchen area which is open plan to a formal lounge area and another sitting area which combine wonderfully to create a family friendly living space. There is an array of windows to the rear elevation which enjoy the views notably some huge picture windows in the lounge and a further full height window and glazed sliding door to the rear terrace off the dining area.

The ground floor also features a downstairs wc and utility room. Stairs from the utility lead to a landing / cloakroom area which has a door to the large integral garage. There is a large storage void beneath the garage which is accessed from within the house. This space also houses the central heating boiler, hot water tank and the workings for the underfloor heating system.

Upstairs there is a spacious landing area which opens into a games room / living space – this could easily be converted to a 5th bedroom if required. The principal bedroom features a breathtaking dual aspect picture windows in the corner of the room which enjoy superb views. There is also a large en-suite bathroom and dressing room which has a staircase from it to a further dressing room area upstairs within the roofspace.

There are 3 further double bedrooms and a house bathroom featuring a contemporary 4 piece suite. A staircase from the initial landing area leads up to a surprise roof terrace which takes fully advantage of the breathtaking views.

Externally there is a generous driveway which is 3 cars wide, providing access to the integral garage. The driveway extends to the side of the house and offers the scope to park larger vehicles such as commercial vans, trucks or a motorhome. There is an easy maintenance garden to the front, lawn to the side and long decked terrace extending right along the rear of the building.



Accommodation:

GROUND FLOOR

Entrance Hall

A spacious hall with composite door and full height glazed panels to either side, engineered wood flooring and double doors opening into the dining kitchen area.

Study 12'5" x 7'11"

Accessed via a door from the entrance hall, this is the perfect space for working from home. It features engineered wooden flooring and windows to the front.





Lounge 18'9" x 12'

The lounge is set down slightly from the dining area and features a full height two panel picture window to the rear enjoying the views, two further windows to the side, stone fireplace with recessed fireplace and log burning stove and engineered wood floor.

Lobby Area

Off the kitchen there is a lobby area which features a hatch to the storage void and a folding door to the downstairs wc.

Living Kitchen 32'7" x 27'2" overall

A superb open plan dining kitchen with sitting room area. The kitchen area is fitted with an excellent range of modern shaker style base units and wall cupboards with laminated worksurfaces, forming a u-shape with a long overhanging breakfast bar, integrated dishwasher, large corner larder unit, freestanding range style cooker and tiled splashbacks. There are windows to the rear enjoying the views, inset spotlights to the ceiling and drop lights over the breakfast bar. The living area features windows to the front elevation and is open to the oak staircase to the first floor. The dining area features a full height glazed picture window with sliding door to the rear opening onto the rear terrace. Engineered wood flooring runs throughout this space.

Downstairs WC

With low flush wc and pedestal washbasin, heated towel rail and extractor.



Utility 11'1" x 5'11"

Fitted with a range of base units and wall cupboards matching those in the kitchen with circular sink unit with mixer tap, plumbing for automatic washing machine, tiled splashbacks and staircase leading to the upper floor garage entrance.

Storage Void 11'5" x 27' overall

A large storage area which is located largely beneath the garage. The rear end of this space houses the central heating boiler, pressurised hot water tank and under floor heating workings. Note that the head height of this space is slightly restricted (approximately 5'9").

MEZZANINE LEVEL

This section of the house sits between the ground and first floors.

Cloakroom / Lobby 11'2" x 7'2"

This room acts as a second entrance to the property when accessing from the garage. It features windows to the rear, engineered wood flooring, staircase from the utility room, central heating radiator and central heating radiator.

Garage 18'11" x 11'6"

A large single garage with remote controlled sectional shutter door to the front, electric light and power supply.

FIRST FLOOR



Landing

With engineered wood flooring, central heating radiator and further oak staircase leading up to the roof terrace.



Games / Living Area 12'7" x 9'8"

This area is open to the landing and features a window to the front and central heating radiator. It could be converted into a 5th bedroom by adding a wall to the landing.



Bedroom 1 17'6" x 14'9"

A large double bedroom which features full height picture windows to the side and rear of the house enjoying the stunning views. There is also a further window to the side and central heating radiator.

Dressing Room 12' x 9'4"

A walk in dressing room with windows to the front, staircase to the loft space, door to the en-suite and central heating radiator.



En-suite 10' x 9'3"

With low flush wc, twin washbasins set upon a wooden vanity unit with quartz top and mixer taps, bath and shower cubicle, fully tiled walls, built in tv over the bath, inset spotlights to the ceiling, obscure glazed windows to the front and heated towel rail.

Attic / Dressing Room 14'10" x 13'5" overall

At the top of the stairs there is an additional dressing room area with glazed balustrade overlooking the bedroom below, velux rooflight to the angled ceiling and loft access hatch.



Bedroom 2 13'4" x 12'3"

A double bedroom with windows to the rear enjoying the views and central heating radiator.



Bedroom 3 13'4" x 11'11"

Another double bedroom with windows to the rear enjoying the views and central heating radiator.

Bedroom 4 12'5" x 7'11" (13'4" max)

Another double bedroom with windows to the rear and central heating radiator.



Bathroom 9'11" x 9'3"

The house bathroom is fitted with a contemporary suite featuring a low flush wc, washbasin mounted upon a wooden washstand with quartz worksurface and mixer tap, free standing bath with mixer waterfall tap over, walk in shower cubicle, fully tiled walls, tiled floor, obscure glazed windows to the front, inset spotlights to ceiling, extractor and heated towel rail.



Roof Terrace 11'5" x 21'5" (27'5" overall)

This superb elevated sitting area is located within a cut out of the roof space and is partially sheltered by the front roof slope. It features composite decking, electric light and power supply and enjoys incredible views to the rear.



OUTSIDE

To the front of the house is a generous driveway / parking area which extends down the side of the building. There is also a low maintenance garden area with path to the front entrance door. To the side of the house is a lawned garden area and to the rear there is a large composite decked seating area which extends right across the rear of the building – the perfect space for outside entertaining.



Additional Information

The property is Freehold.

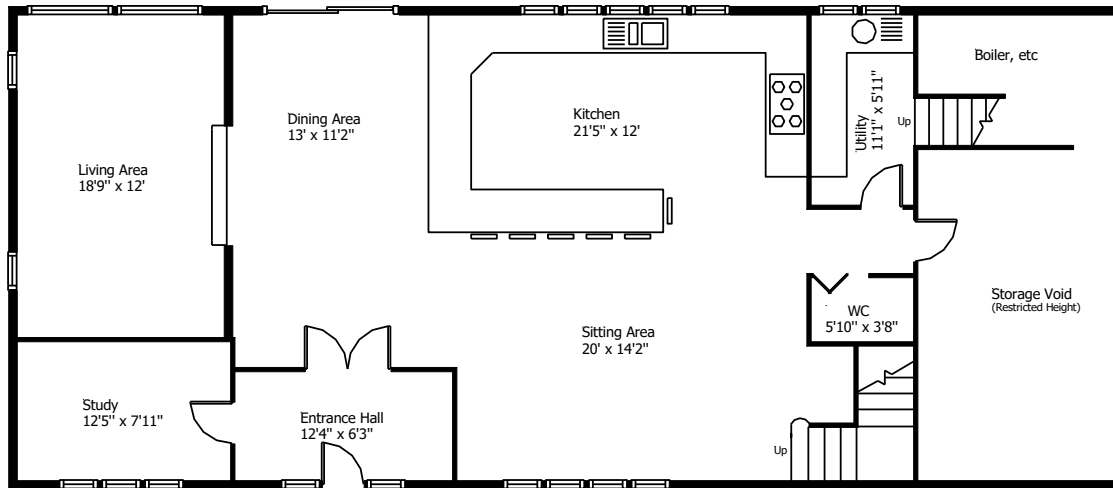
Viewing

By appointment with Wm Sykes & Son.

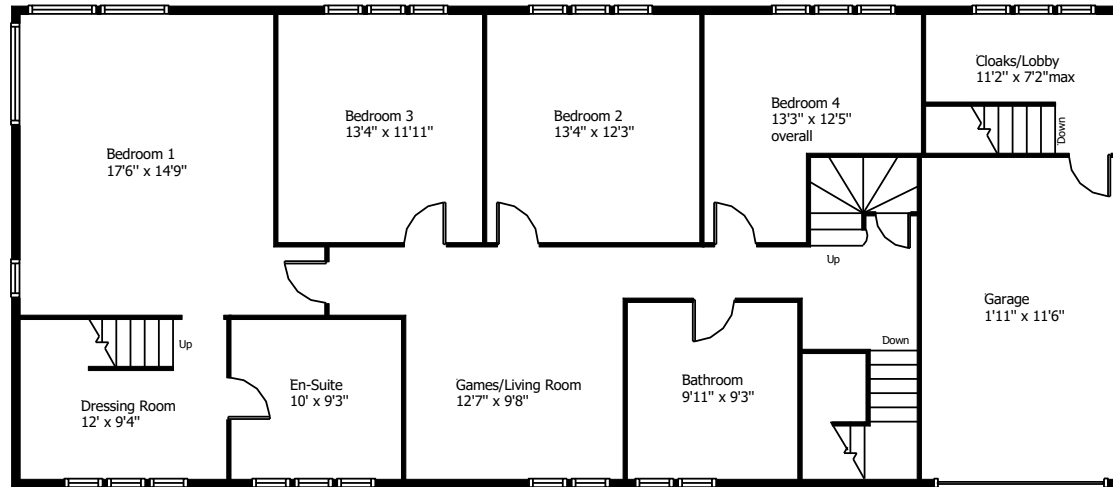
Location

From the centre of Holmfirth head up Dunford Road (B6106) for approximately 1 mile then double back onto Underbank Old Road, continue up the hill on Sweep Lane and the property will be found at immediately at the top on the left hand side where the road meets Upper Bank End Road.

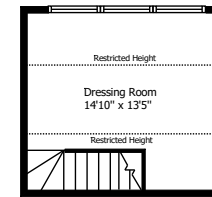
Valley View, 26B Upper End Road, Holmfirth



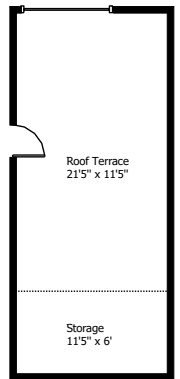
Ground Floor



First Floor



Second Floor



Roof Terrace

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