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WILLSIDE BANK
WILLSIDE HEATHING DRIVE





MILLSIDE BANK

29 MODD LANE, HOLMFIRTH, HD9 2JZ

OFFERS REGION
£600,000

This individual detached house occupies a superb elevated location which is just a short walk from the centre of Holmfirth. It has the benefit of a large enclosed garden and enjoys outstanding views to the rear. The property has been extended by the present owners and features spacious 4 bedroom accommodation with a large living kitchen and also a large home office space.

- Outstanding 4 bedroom detached house
- Large enclosed garden and views to rear
- Large L-shaped living kitchen
- 2 additional reception rooms
- Further office space beneath the house
- Garage and parking to front
- Close proximity to Holmfirth centre
- Energy rating 60 (Band D)

About Millside Bank

A rare opportunity to purchase a detached property with such excellent proportions with large gardens and superb views located within easy reach of the centre of Holmfirth. The property is of traditional stone and rendered construction under a pitched slate roof.

Our clients purchased the property during the mid 1990s and have carried out extensive refurbishment works since then. A 3 storey extension was added to the side to create a stunning dining kitchen, principal bedroom and a large home working space beneath the house. We anticipate that buyers may wish to carry out further works to meet their own tastes and demands.

The property is entered through a glazed porch at the side linking the house to the garage. A door from here leads into the spacious hallway. There is a downstairs WC, dining room and lounge with bay window enjoying the views. A further entrance lobby gives access a laundry room / utility and the large L-shaped living / dining kitchen.

Upstairs there are 4 good sized double bedrooms. The principal bedroom features a large walk in wardrobe and a en-suite shower room. There is also an excellent house bathroom with freestanding roll top bath and large shower cubicle. A lobby with staircase leads to the converted attic room. There are also two further spaces in the loft providing useful storage.

Beneath the house there is a large home office space with room to accommodate a number of staff and a useful storage area. The property is well presented throughout with double glazed windows and good quality fixtures and fittings. It is heated by a combination of a gas central heating boiler and also a Biomass pellet boiler which is located in the garage.

Externally there is a driveway to the front with parking for 2 cars, leading to the garage which has an electric car charging point to the front. A secure gate with intercom system leads to the front garden area which wraps round the side of the house. Steps lead down to rear garden which has been landscaped to provide a number of useable spaces over different levels. The garden enjoys excellent privacy whilst having superb far reaching views.



Accommodation:

GROUND FLOOR

Entrance Porch 13' x 5'5"

Having glazed double doors to the front and a further glazed door to the rear. This section links the house to the garage. It features built in storage cupboards and a personal access door to the garage.

Hall 16'7" x 5'10"

A spacious hall which is entered via a wooden door with windows to either side. It features a staircase to the first floor with wooden spindle balustrade, wooden flooring and 2 column radiators.

Downstairs WC

With two piece suite in white comprising low flush wc and hand washbasin, window to the front, partly tiled walls, tiled floor and column radiator.

Dining Room 12' x 12'11"

With windows to the rear enjoying the views, chimney breast with stone fireplace and brick hearth, log burning stove, 2 column radiators, feature coved ceiling with central rose.



Lounge
 13'4" x 11'10" (14'11" into bay)
 Featuring a large bay window to the rear enjoying the views, chimney breast with stone fireplace and living flame effect gas fire, high coved ceiling with central rose and column radiator.

Entrance Hall
 With wooden entrance door to the front. This section links the inner hallway to the kitchen.

Laundry 4'5" x 4'6"
 With plumbing for automatic washing machine and window to the front.

Kitchen Area 24'10" x 10'10"
 The kitchen is fitted with an excellent range of fitted base units and wall cupboards with granite worksurfaces. Inset stainless steel sink with flexible rinse tap and a further twin stainless steel sink with mixer tap. The kitchen is complimented by an excellent range of free standing appliances including a Falcon range style cooker with 5 ring gas hob and extractor over, Fisher and Paykel 2 drawer dishwasher, larder fridge and a wine fridge – these will all be negotiable with the agreement of an acceptable price on the house. The kitchen is open plan to the dining / living room area.



Kitchen Area



Dining / Living Area 13'10" x 12'6"
 With glazed double doors and windows to the rear enjoying the views, chimney breast with log burning stone and stone fireplace, column radiator.

FIRST FLOOR



Landing

Stairs lead to the first floor landing which has wood flooring and a central heating radiator.



Bedroom 1 14'4" x 13'10"

With window to the rear enjoying the views, ceiling mounted projector with pull down screen, laminated wood flooring, coved ceiling and column radiator.



En-suite 8'5" x 7'1"

With four piece suite in white comprising low flush wc, pedestal washbasin, bidet and shower cubicle, window to the front, heated towel rail, partly tiled walls, inset spotlights and coving to the ceiling.

Dressing Room 8'5" x 6'5"

With built in wardrobes featuring rails and shelving, window to the front, inset spotlights to the ceiling and access to the loft space via a pull down ladder.



Bedroom 2 13'3" x 12'

Another large double bedroom which features a bank of built in wardrobes with rails and shelving, dressing table, window to the rear enjoying the views and central heating radiator.

Bedroom 3 13'10" x 8'

Currently used as a craft room but able to accommodate a double bed. With window to the rear enjoying the views and central heating radiator.

Bedroom 4 11' x 9'9"

This room is currently used as a study but could again be a double bedroom. With window to the front and central heating radiator.



Bathroom 10'11" x 5'8"

With 5 piece suite in white comprising low flush wc, pedestal washbasin, bidet, cast iron roll top bath and recessed shower cubicle, obscure glazed windows to the front and side, partly tiling and paneling to the walls, laminated wood flooring and heated towel rail.

Lobby

With staircase to the attic room and window the front.

SECOND FLOOR

There are 3 separate loft spaces as follows:

Attic Room 2 14'6" x 11'6"

This space is accessed via the ladder from the dressing room. It is fully boarded out and plastered and provides a generous storage area with partly angled ceiling.



Attic Room 1 16'7" x 6'11"

Accessed via the staircase from the first floor lobby. Note that the staircase has restricted head height and this room should not be considered as a bedroom. It features 2 large velux rooflights to the rear enjoying the views and a range of built in storage into the eaves. Double doors lead into the loft area.

Loft 10' x 6' approx.

A useful storage area which houses the two cold water tanks.



OUTSIDE

To the front of the house there is a stone paved driveway / parking area with space for 2 cars. This leads to the Garage. In front of the house there is an enclosed low maintenance garden area which is accessed by a secure wrought iron gate with audio intercom. Steps to the side of the house lead down to the rear. Garden and side entrance door into the office space.

Garage 17'11" x 9'1"

A single garage with remote control roller shutter door to the front, high level windows to the rear, electric light and power supply. The garage also houses the pellet fired biomass central heating boiler and hot water tank.



Office 23'2" x 12'10"

A large office space which is located on the lower ground floor of the building beneath the dining and kitchen areas. It features a side entrance door and window to the rear enjoying the views. It is fitted out with network cabling, telephone and plug sockets. There is a kitchenette area at the rear which features a stainless steel sink unit and instant hot water tap. A door leads into the store.

Store 13'8" x 11'9" min

Located beneath the lounge and used for storage. A further door gives access to the crawl space beneath the kitchen.

Gardens

There are generous gardens to the rear of the house which have been landscaped to provide defined spaces for a variety of uses. There is a graveled and paved area with firepit and outside oven. Steps lead down from here to a level lawned area. Further steps lead up to another graveled entertaining area with wooden shelter which has electric light and power and a hot tub. There are two further levels below the lawn which have been uses as veg plots and feature a greenhouse and garden shed.



Additional Information

The property is Freehold.

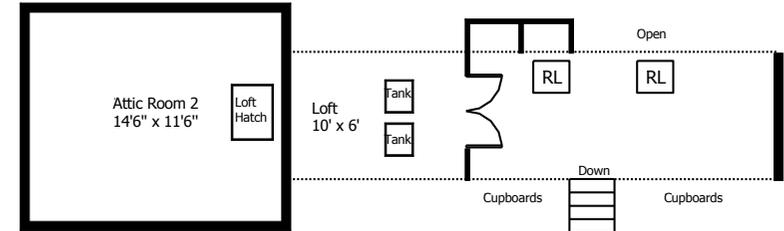
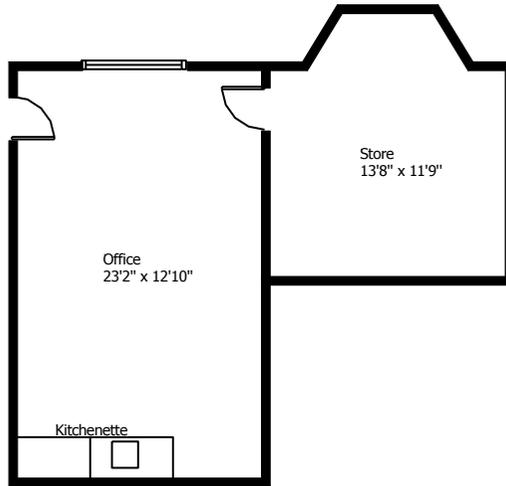
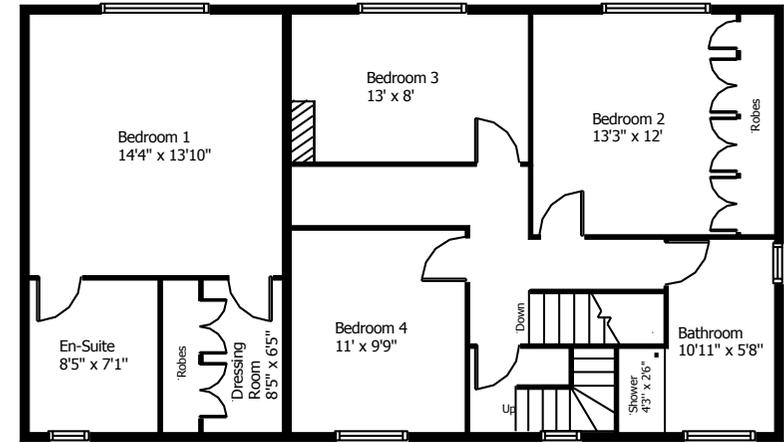
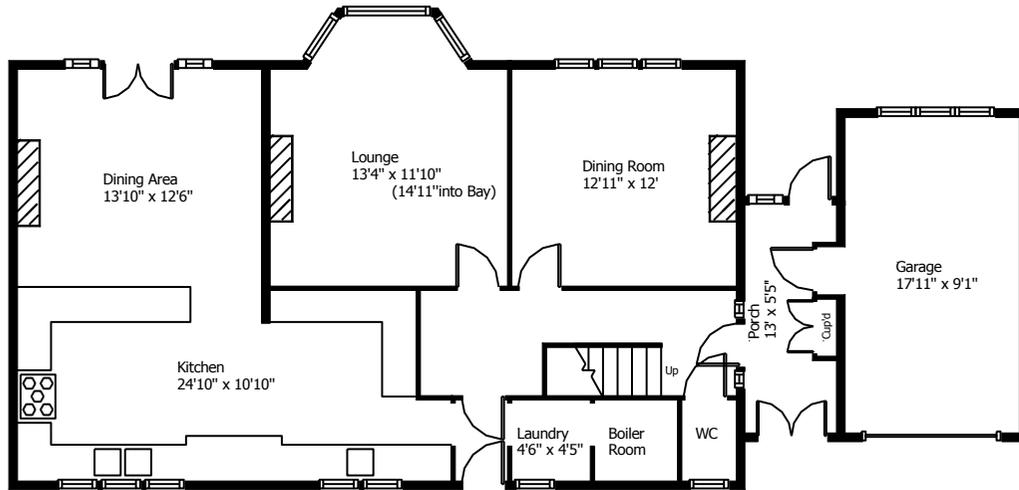
Viewing

By appointment with Wm Sykes & Son.

Location

From the centre of Holmfirth head out on the A6024 Woodhead Road towards Hinchliffe Mill. After a short distance you will see Modd Lane on your right hand side. Head up this steep lane and the property will be found on the left just before reaching the top where it links up with Greenfield Road.

Millside Bank, Modd Lane, Holmfirth



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