

4 bedroom semi-detached house for sale

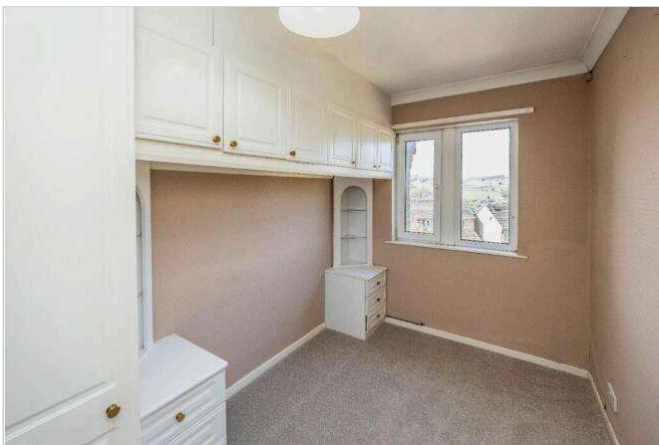
Ingdale Drive, Holmfirth, West Yorkshire, HD9

£320,000

Monthly mortgage payments

[Print](#)











Property Description

Key features

- 4 Bedrooms
- Chain free
- Close to well-regarded schooling
- Council tax band C
- Scenic views
- Parking for up to 4 vehicles
- Gardens to front and rear
- Check out our virtual tour!!!

Full description

Tenure: Freehold

This exceptional family home seamlessly blends spacious living with a charming country atmosphere. It offers stunning views, with fields at the rear and expansive views of the valley at the front. Featuring four generous bedrooms, plus a spacious loft that can easily serve as a fifth bedroom, this property provides ample room for the whole family. Additionally, it boasts a large driveway with space for up to four cars, as well as a sizable garage equipped with power and lighting.

Key property details

Roof material - Tiled

Windows & Doors - UPVC Double Glazed

Heating powered by - Gas Central Heating

Accommodation Listing:

Ground Floor

Entrance Hall - The space features wood-effect laminate flooring and a dedicated entrance area ideal for coat and boot storage.

Kitchen 4.92m x 2.68m - This modern kitchen boasts sleek wall and base units, featuring a four-ring gas hob, electric oven, overhead extractor, and a sink with a drainer. There's also space for a microwave, along with a convenient breakfast table and plenty of countertop space. A large window offers a lovely view of the rear garden, enhancing the space with natural light.

Dining Room 3.01m x 2.67m - French patio doors open into the gated rear garden, leading into this bright and inviting dining room, an ideal space for entertaining with tiled flooring. It offers plenty of room for a dining table and chairs, with the added convenience of the alarm panel located nearby. The dining room also provides effortless access to the kitchen through a charming arched doorway.

Lounge 4.83m x 3.87m - This spacious family lounge features a large window that overlooks the front garden and offers scenic views. Newly carpeted throughout, it also provides access to convenient understairs storage. The room is enhanced with wall shelving, an electric coal-effect fireplace, and built-in room sensors for the alarm system, with the thermostat conveniently located here as well. Wall lights add a warm, inviting glow, illuminating the room beautifully.

First Floor

Landing 2.93m x 2.12m - Newly carpeted with access to bedrooms and bathroom.

Family Bathroom 2.12m x 1.81m - The three-piece suite includes a low flush WC, sink, and bathtub. It is complemented by contemporary tiling, a chrome towel radiator, an extractor fan, and a large privacy glass window. A spacious wall mirror further enhances the room.

Master Bedroom (Front) 3.85m x 2.27m - This newly carpeted double bedroom offers stunning picturesque views and ample storage, including built-in wardrobes, cupboard space, and additional shelving. It also features convenient access to the spacious en-suite, making it both practical and inviting.

En-suite 2.27m x 1.81m - The generously sized en-suite boasts tiled flooring and walls, with a large window offering scenic views of the rear garden and fields, featuring frosted glass for privacy. It includes a spacious shower, a low flush WC, a sink with under-sink storage, and plenty of functional space.

Bedroom 2 (Front) 3.46m x 2.59m - This spacious double room, newly carpeted offers scenic views to the front of the property. It features built-in storage with a large sliding-door wardrobe, complete with shelving, and is further enhanced by a large radiator for added comfort.

Bedroom 3 (Front) 2.46m x 2.12m - This cosy room, perfect for children or individuals, features a built-in wardrobe, a chest of drawers, and a lovely view, adding to its charm and functionality.

Bedroom 4 (Rear) 3.29m x 2.59m - This bedroom is the perfect space for a home office or workspace, featuring built-in units and a desk. It overlooks fields at the rear, where you can often enjoy the sight of sheep and cows grazing.

Loft Space/Bedroom 5 (Loft) 3.83m x 3.47m - Accessed through Bedroom 4, this expansive loft space features generous built-in wardrobes, a chest of drawers, and ample unit storage. With its spacious layout and skylight window, the room could easily function as a double bedroom. Additionally, it offers access to a large loft area, providing even more storage potential.

Parking Arrangements - The property offers a generous driveway with space for up to four vehicles, along with additional bike storage beneath the archway. A large garage with power and lighting completes the outdoor features, providing plenty of room for storage or further use.

Outside Space - A paved garden at the front features steps leading up to the front door, while the rear garden is accessed through a wooden gate. The garden includes a raised patio area, complemented by wooden planters and a beautifully crafted natural stone stacked wall.

Please note the additional loft space will need building regulations to pass as a fifth bedroom. Viewings are highly advised to appreciate the space.

Tenure - Freehold

Council Tax Band - C

Energy Performance Rating - E

Mains Gas - Yes

Mains Electricity - Yes

Mains Water - Yes

Viewing - By appointment with Harvey & Ryall

What 3 Words location - ///written.arriving.buzzards

Boundaries & Ownerships - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would like any more information of the subject, please contact us where we would be happy to discuss.

Additional Details

Plenty of local amenities in the local village, food, shops, and schools all in the area.

- 0.6 miles from Holmfirth Centre
- 4.1 miles from Meltham Town Centre
- 5.2 miles from Holme Moss Summit

Please contact us to arrange a viewing or your own market appraisal

This property is marketed and listed by Harvey & Ryall

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Mortgage Advice - 100% free with no obligation mortgage advice appointment with one of our partners. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Solicitors - Conveyancing quotation with one of our partners.

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Energy Performance Certificates (EPCs)

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Floorplans

Floorplan



GRAND TOTAL AREA
FLOOR 1 44.5 m² (479 sq.ft.) FLOOR 2 49.2 m² (530 sq.ft.) FLOOR 3 18.4 m² (199 sq.ft.)
TOTAL: 112.1 m² (1208 sq.ft.)
*SIZES AND CONVERSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

Nearest stations

Brockholes (1.5 mi)

Honley (2.3 mi)

Stocks Moor (2.6 mi)

Distances are straight line measurements from centre of postcode

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