



7 Victoria Mills

, Holmfirth, HD9 2TP

A very special and surprisingly spacious four double bedroom end town house with attractive riverside views a short level walk to the heart of Holmfirth. Immaculate throughout with flexible accommodation and quality fixtures and fittings including oak floors, integral appliances and contemporary bathrooms. The accommodation briefly comprises hallway, utility, upper ground hallway, lounge, dining kitchen and WC. To the first floor are three double bedrooms, one with ensuite and a family bathroom. Loft master bedroom and ensuite. Front and rear gardens, off road parking and integral garage.

O.I.R.O £468,000

7 Victoria Mills

, Holmfirth, HD9 2TP



- STUNNING AND SPACIOUS FOUR DOUBLE BEDROOM TOWN HOUSE
- SHORT LEVEL WALK TO HOLMFIRTH CENTRE AND OPEN COUNTRYSIDE
- TWO ENSUITES, FAMILY BATHROOM AND GROUND FLOOR WC
- IMMACULATE THROUGHOUT WITH QUALITY FIXTURES AND FITTINGS
- CONTEMPORARY OPEN PLAN LIVING WITH COVERED ENTERTAINING BALCONY
- INTEGRAL GARAGE, OFF ROAD PARKING AND LOW MAINTENANCE GARDENS

Entrance

Utility

17'11" x 8'11" (5.46m x 2.72m)

Integral Garage

18'7" x 8'10" (5.66m x 2.69m)

Upper Ground Hallway

Lounge

18'7" x 11'8" (5.66m x 3.56m)

Decked Balcony

Open Plan Dining Kitchen

17'7" x 17'0" (5.36m x 5.18m)

WC

4'7" x 3'8" (1.40m x 1.12m)

First Floor Landing

Bedroom 4

10'4" x 8'4" (3.15m x 2.54m)

Bedroom 3

16'9" x 10'1" (5.11m x 3.07m)

Bathroom

11'8" x 8'8" (3.56m x 2.64m)

Bedroom 2

14'4" x 11'9" (4.37m x 3.58m)

Ensuite

6'7" x 6'0" (2.01m x 1.83m0.00m)

Second Floor Landing

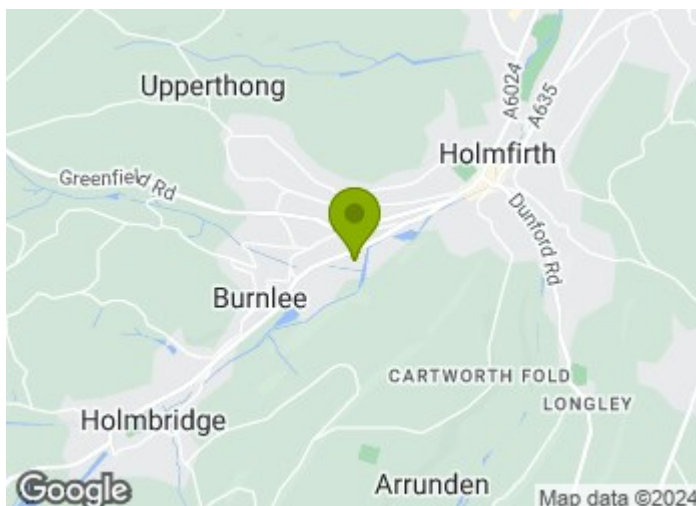
Master Bedroom

18'11" x 15'4" (5.77m x 4.67m)

Ensuite

8'10" x 7'7" (2.69m x 2.31m)

Garden and Parking

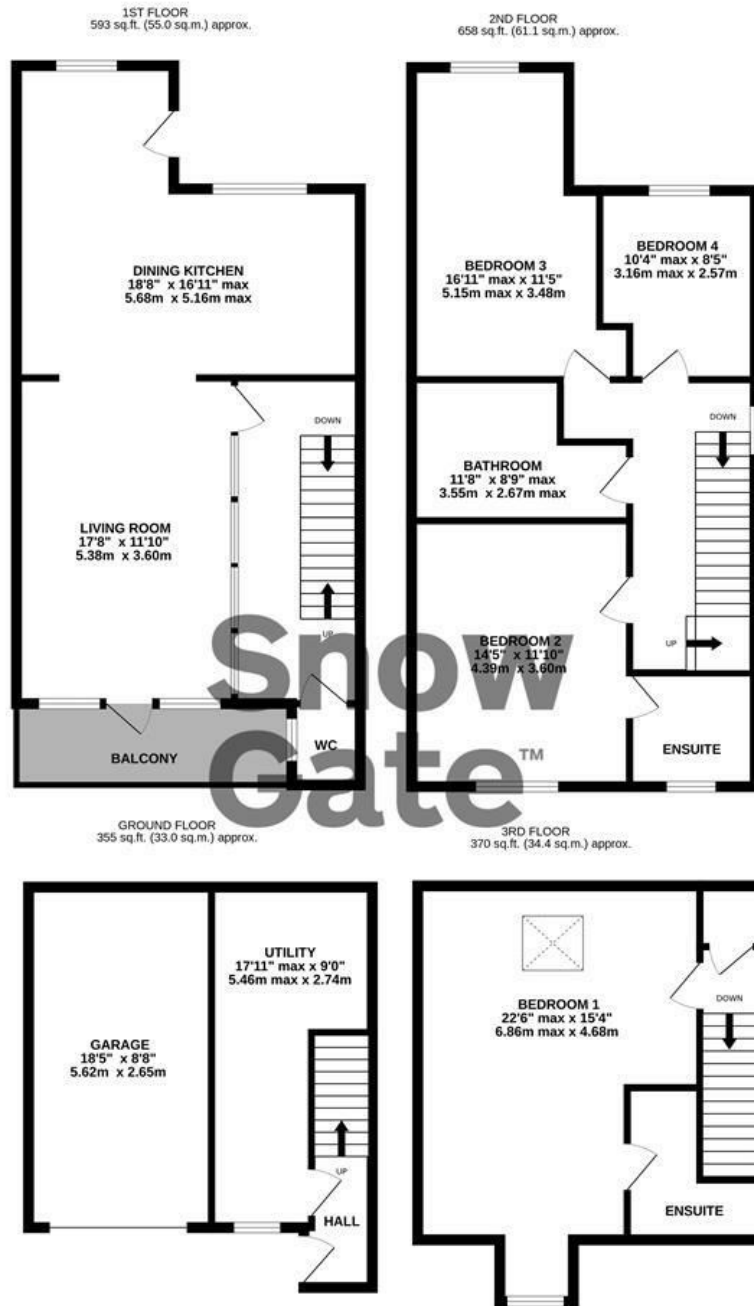


Directions

From the centre of Holmfirth take Woodhead Road towards Holmbridge. Just less than half a mile turn left into Victoria Mills and left again where the property can be found on the left hand side.



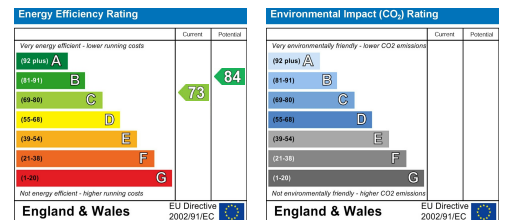
Floor Plan



TOTAL FLOOR AREA : 1976 sq.ft. (183.6 sq.m.) approx.

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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