



Snow Gate™

Estate
agency
done
properly



22b Heys Road

Thongsbridge, Holmfirth, HD9 7SF

Tucked away behind private gates is this beautiful five bedroom detached family home. One of just three individually designed stone built homes built to an exacting standard with an intelligent blend of contemporary and traditional styles in 2017. Approached via a long driveway the accommodation briefly comprises hallway, WC, home office, bedroom 5/third reception room, lounge, utility and integral garage. Lower ground store, dining kitchen and family room. To the first floor are four further bedrooms, two with ensuite and dressing room and a family bathroom. Off road parking and enclosed rear garden.

O.I.R.O £750,000

22b Heys Road

Thongsbridge, Holmfirth, HD9 7SF



- MODERN FIVE BEDROOM DETACHED FAMILY HOME
- CONTEMPORARY THROUGHOUT WITH TWO EN-SUITES
- VERY PRIVATE POSITION AND LOVELY HOLME VALLEY VIEWS
- FLEXIBLE SPACIOUS ACCOMMODATION OVER THREE FLOORS
- SHORT WALK TO HOLMFIRTH HIGH AND LOCAL AMENITIES
- INTEGRAL DOUBLE GARAGE AND GATED OFF ROAD PARKING

General Notes

Entrance

WC

6'10" x 3'10" (2.08m x 1.17m)

Home Office

9'5" x 6'10" (2.87m x 2.08m)

Bedroom 5/Games Room

15'11" x 12'11" (4.85m x 3.94m)

Living Room

20'0" x 15'5" (6.10m x 4.70m)

Utility

7'4" x 5'3" (2.24m x 1.60m)

Integral Garage

18'10" x 17'0" (5.74m x 5.18m)

Lower Ground Floor

Store Room

7'5" x 4'10" (2.26m x 1.47m)

Dining Kitchen

19'7" x 15'10" (5.97m x 4.83m)

Family Room/Snug

20'4" x 10'11" (6.20m x 3.33m)

First Floor Landing

Master Bedroom Suite

20'0" x 10'10" overall (6.10m x 3.30m overall)

Ensuite

7'6" x 5'8" (2.29m x 1.73m)

Dressing Room

7'6" x 5'8" (2.29m x 1.73m)

Bedroom 2

16'0" x 9'7" (4.88m x 2.92m)

Bedroom 3 (Guest bedroom)

13'3" x 9'8" (4.04m x 2.95m)

Ensuite

6'9" x 4'8" (2.06m x 1.42m)

Bedroom 4

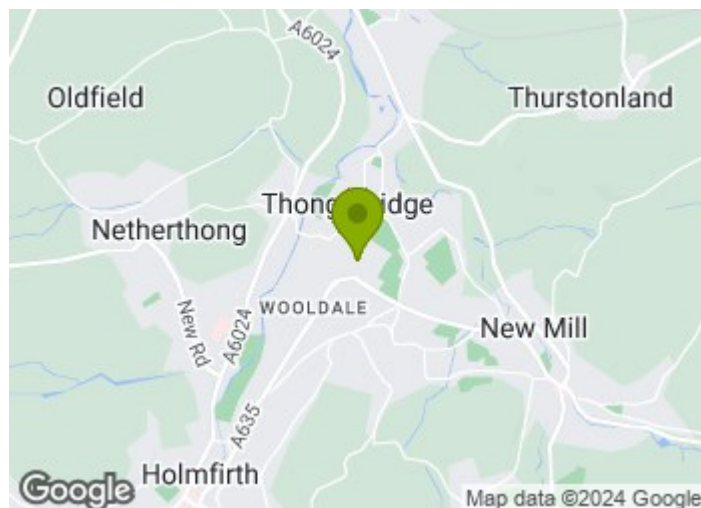
10'9" x 9'1" (3.28m x 2.77m)

Family Bathroom

11'2" x 6'9" (3.40m x 2.06m)

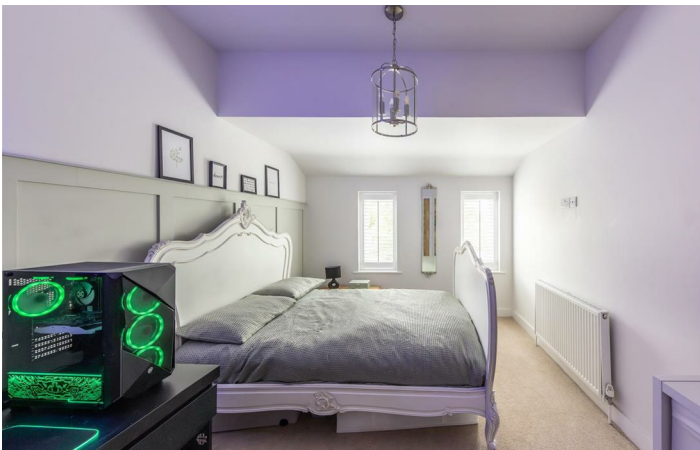
Garden

Parking

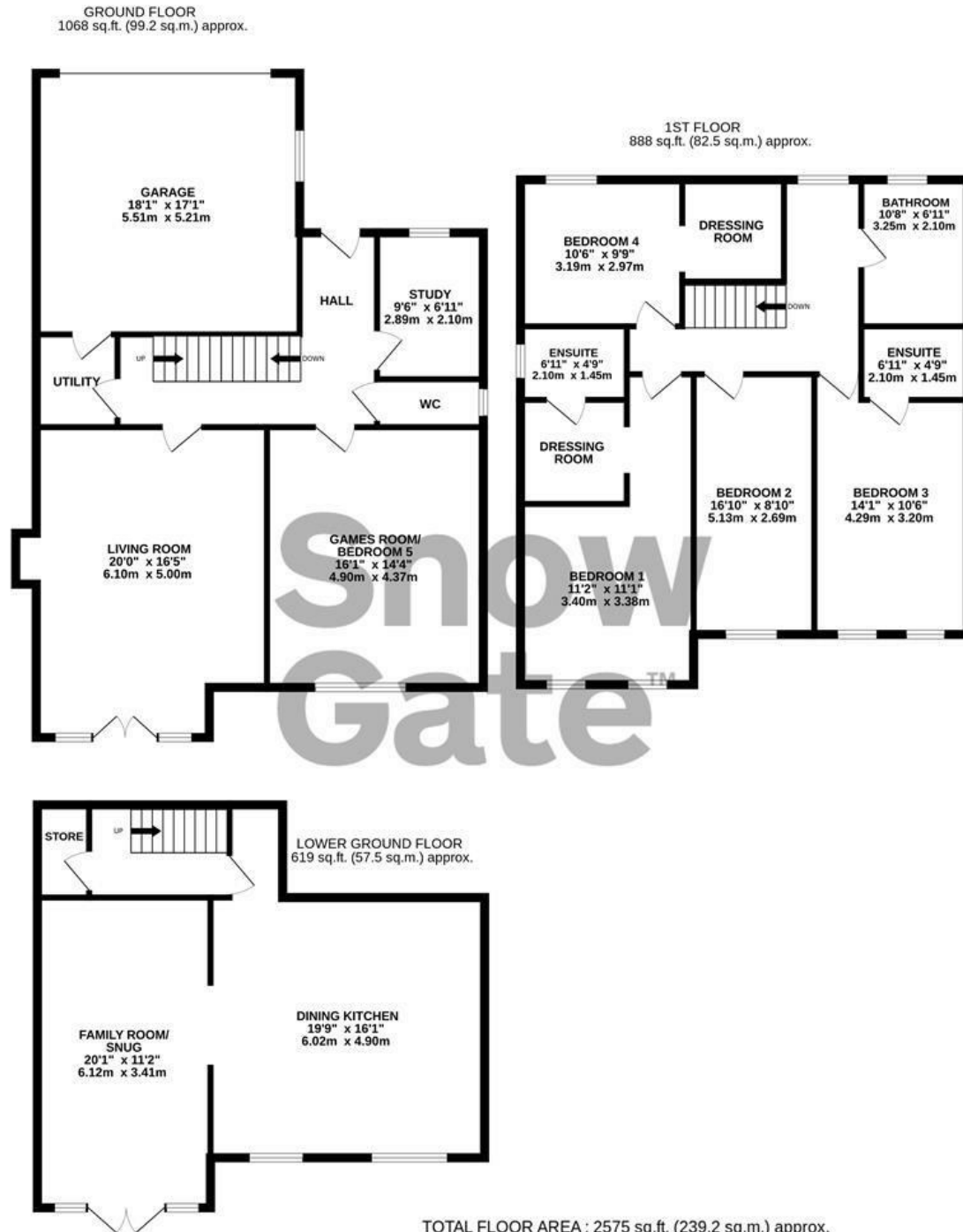


Directions

From Holmfirth head towards Thongsbridge/Honley on Huddersfield Road. At Thongsbridge crossroads turn right onto Miry Lane following it up passed the tennis and cricket clubs. Turn right onto Heys Road where the property can be found on the right hand side behind electric gates, after Holmfirth High School.



Floor Plan



TOTAL FLOOR AREA : 2575 sq.ft. (239.2 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.
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G	1	1	(1-20) G	1	1
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Estate agency done properly

Snow Gate

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk