



Snow Gate™

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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.

Offers Over £700,000

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- 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)

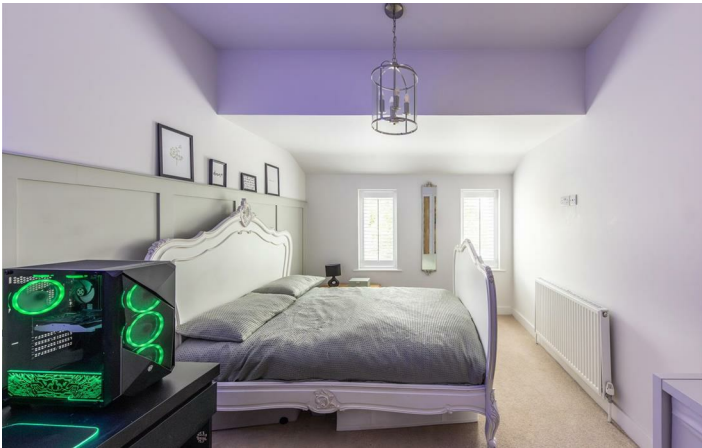
Garden

Parking

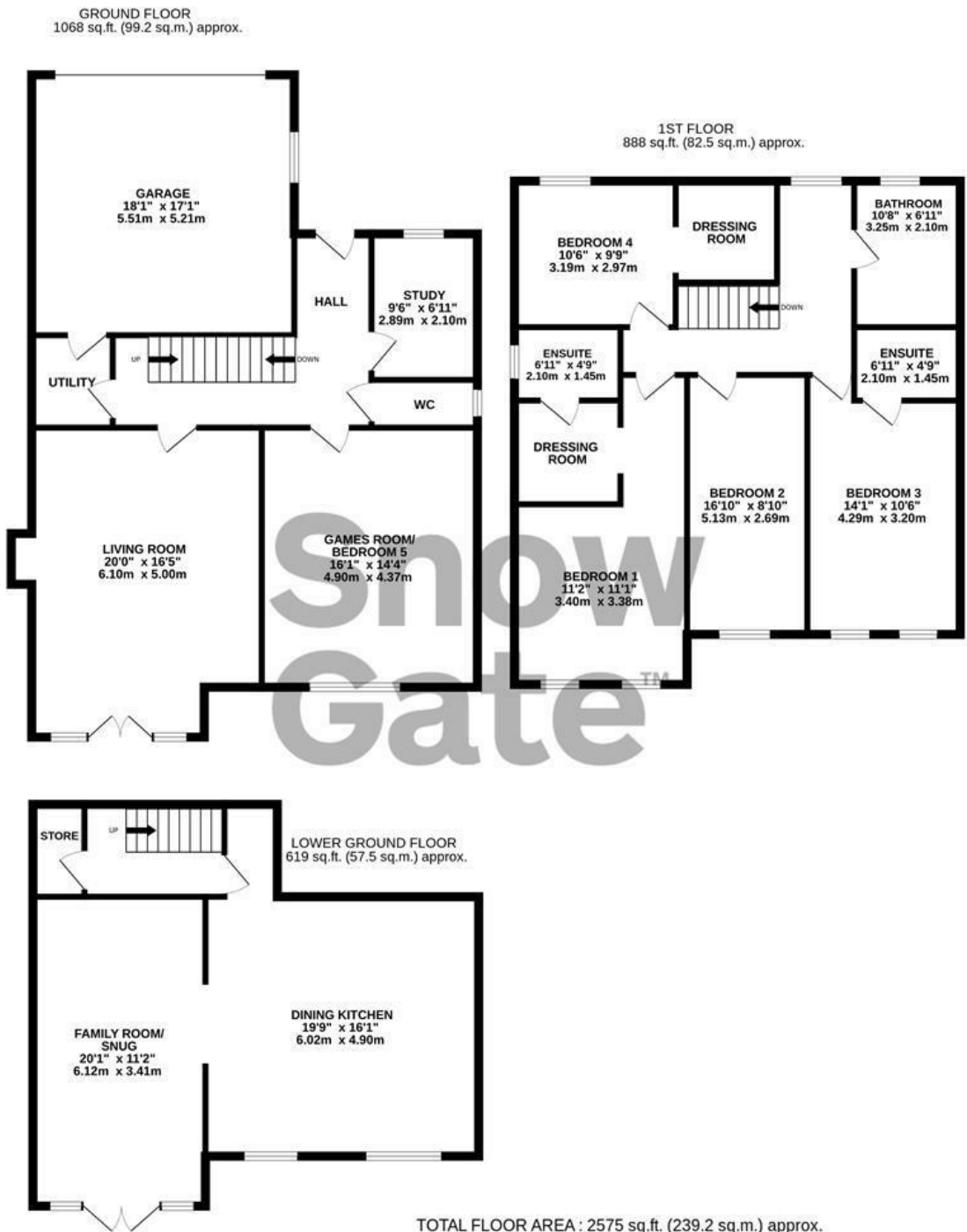


Directions

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.

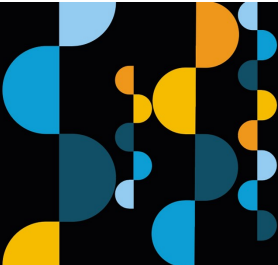
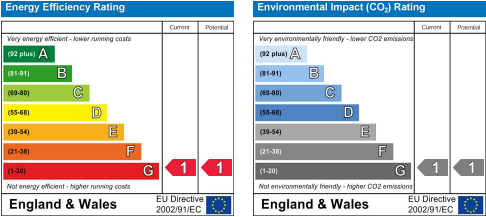


Floor Plan



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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