

Woodbine Cottage, 38 Paris Road

Scholes, Holmfirth, HD9 1UA

O.I.R.O
£775,000

Rarely do such spacious and private properties come on the market in the heart of this traditional Pennine village with lovely views and large gardens within a short walk of the local shop, pub, school and cricket club. The size and mix of quality accommodation is impossible to imagine from the beautiful front elevation of this family home with large rear extension to create lovely light open plan living accommodation which compliments the more formal character rooms in the original part of the property. Briefly comprises hallway, lounge, dining room, breakfast room, open plan living/dining kitchen, utility, wc/cloakroom, side lobby, self contained guest bedroom suite, four further bedrooms, master with ensuite and family bathroom. Large detached double garage, off road parking and large gardens.

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- FIVE BEDROOM DETACHED PERIOD HOME WITH LARGE EXTENSION
- PRIVATE VILLAGE CENTRE LOCATION WITH FAR REACHING VIEWS
- LARGE PLOT WITH FRONT AND REAR GARDENS AND DETACHED LARGE DOUBLE GARAGE
- FOUR RECEPTION ROOMS, TRADITIONAL AND CONTEMPORARY LIVING SPACE
- POTENTIAL FOR SELF CONTAINED ANNEX WITHIN EXISTING LAYOUT
- PERIOD FEATURES THROUGHOUT WITH OPEN FIRES AND SOLID FUEL STOVE

Entrance

Lounge

18'2" x 12'2" (5.54m x 3.71m)

Dining Room

11'11" x 11'11" (3.63m x 3.63m)

Breakfast/Family Room

12'0" x 8'10" (3.66m x 2.69m)

WC/Cloakroom

8'11" x 5'11" (2.72m x 1.80m)

Cellar

9'0" x 8'0" (2.74m x 2.44m)

Living/Dining Kitchen

Kitchen Area

15'1" x 10'6" (4.60m x 3.20m)

Dining/Living Area

30'7" x 15'0" (9.32m x 4.57m)

Side Lobby

Utility

8'6" x 5'2" (2.59m x 1.57m)

Guest Suite Landing

Guest Bedroom

12'3" x 9'3" (3.73m x 2.82m)

Ensuite

9'0" x 5'9" (2.74m x 1.75m)

House Landing

19'8" x 9'9" (5.99m x 2.97m)

Master Bedroom

13'1" x 9'3" (3.99m x 2.82m)

Ensuite

8'0" x 4'11" (2.44m x 1.50m)

Bedroom 2

12'1" x 9'11" (3.68m x 3.02m)

Bedroom 3

11'11" x 8'10" (3.63m x 2.69m)

Bedroom 4

9'7" x 8'9" (2.92m x 2.67m)

Family Bathroom

9'5" x 8'11" (2.87m x 2.72m)

Detached Garage

24'0" x 18'2" (7.32m x 5.54m)

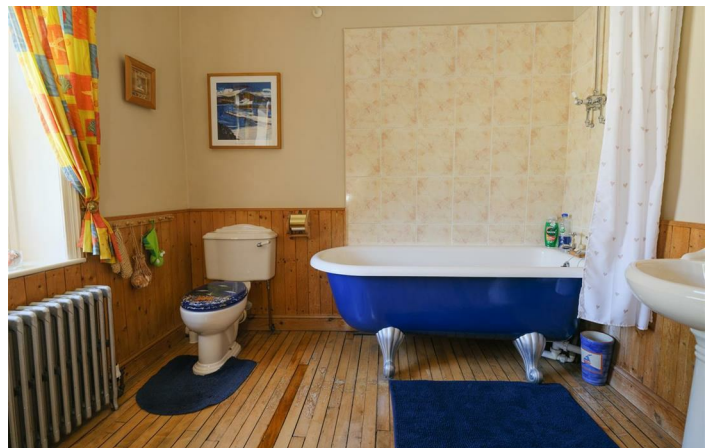
Garden

Off Road Parking

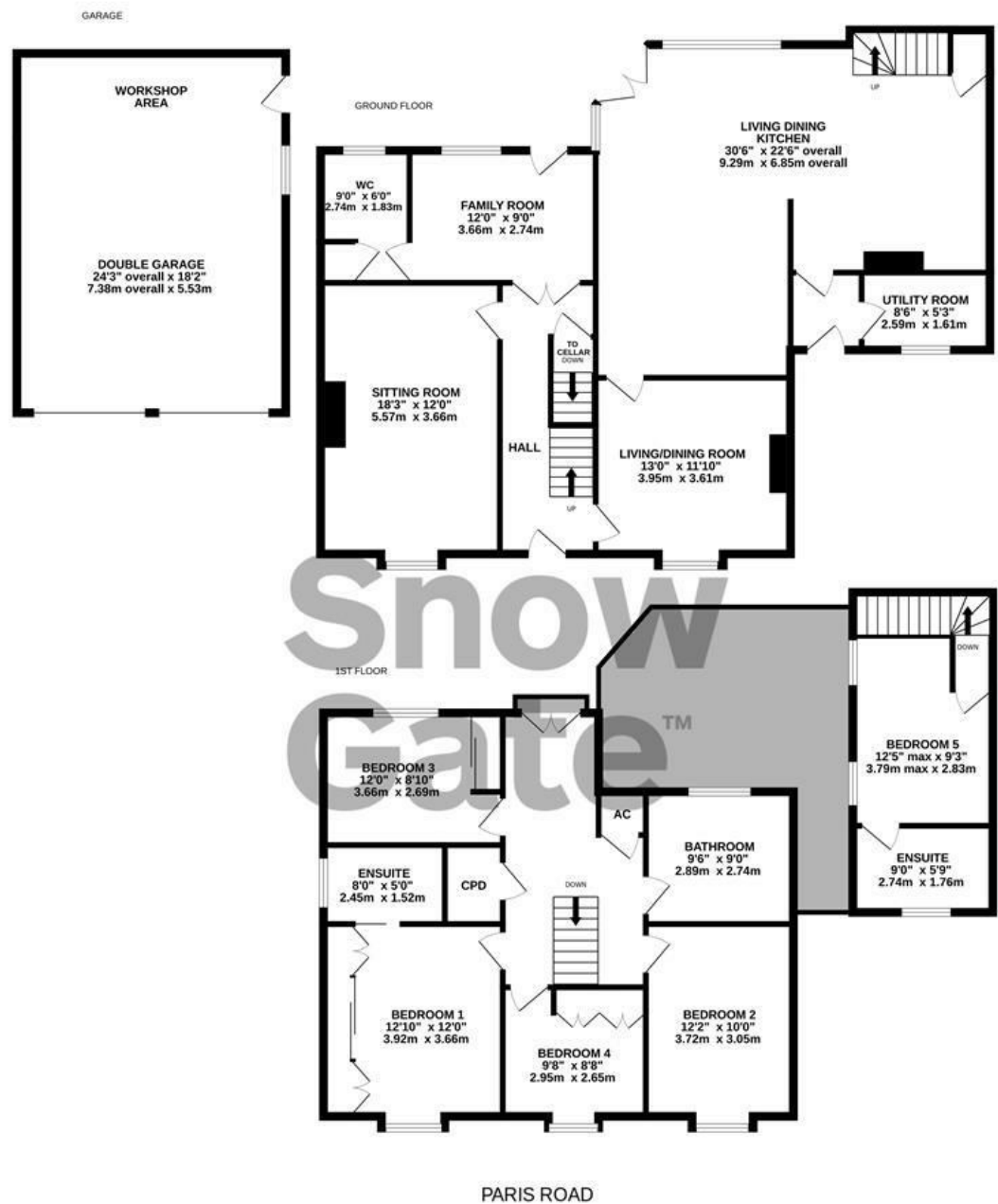


Directions

In the heart of Scholes village on the right hand side if heading away from St Georges Road.



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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