



Broad Lane

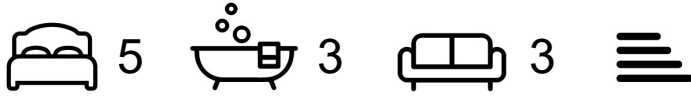
Upperthong, Holmfirth, HD9 3JS

BUILDING PLOT/LAND FOR CONTRACT BUILD BY KINGSMAN HOMES - For clients who express early interest there is the opportunity for a contract build which allows the buyer to not only save on stamp duty (saving almost £32k!) but also have a say on the final finish allowing the property to be more bespoke. For more info please contact Max or Annabel at Snowgate.

Fixed Asking Price £250,000

Broad Lane

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- BUILDING PLOT/LAND SALE
- CONTRACT BUILD AVAILABLE
- BESPOKE KINGSMAN HOMES DEVELOPMENT
- FOUR INDIVIDUAL STONE BUILT PROPERTIES
- GATED ENTRANCE & STUNNING HOLME VALLEY VIEWS
- ACCOMMODATION SET OVER 4 FLOORS

Overview

Location

Lower Ground Floor

Living Dining Kitchen

25'9" x 18'9" (7.85m x 5.72m)

Wine Room/Larder Kitchen

8'3" x 8'8" (2.525m x 2.650m)

Cinema/Study/Snug

16'6" x 12'11" (5.035m x 3.960m)

WC

6'7" x 3'4" (2.025m x 1.039m)

Lower Lobby

Ground Floor

Entrance Hallway

Living Room

25'9" x 15'0" (max) (7.850m x 4.575m 9'4" x 8'349'8" (2.850m x 2545m (max))

Family Room/Bedroom 5

13'3" x 16'6" (4.050m x 5.035m)

Utility

12'5" x 9'3" (3.795m x 2.825m)

WC

First Floor Landing

Integral Garage

16'11" x 13'4" (5.175m x 4.075m)

Master Bedroom Suite

12'8" x 13'3" (3.870m x 4.050m)

Dressing Room

6'0" x 9'4" (1.850m x 2.850m)

Ensuite

Bedroom 2

11'8" x 12'1" (3.575m x 3.695m)

Family Bathroom

12'5" x 6'2" (3.795m x 1.9m)

Second Floor Landing

Bedroom 3

9'4" x 16'2" (2.870m x 4.934m)

Bedroom 4

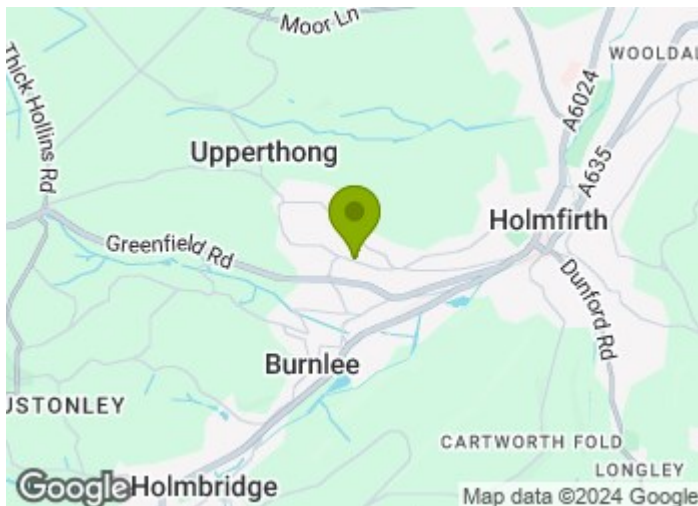
13'9" x 9'3" (4.2m x 2.825m)

Shower Room

7'0" x 6'2" (2.15m x 1.9m)

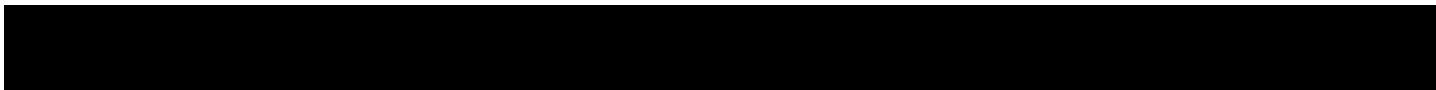
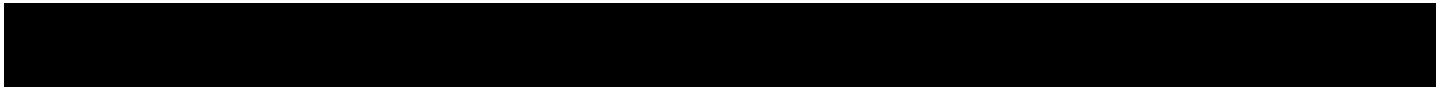
Parking & Gardens

General Info

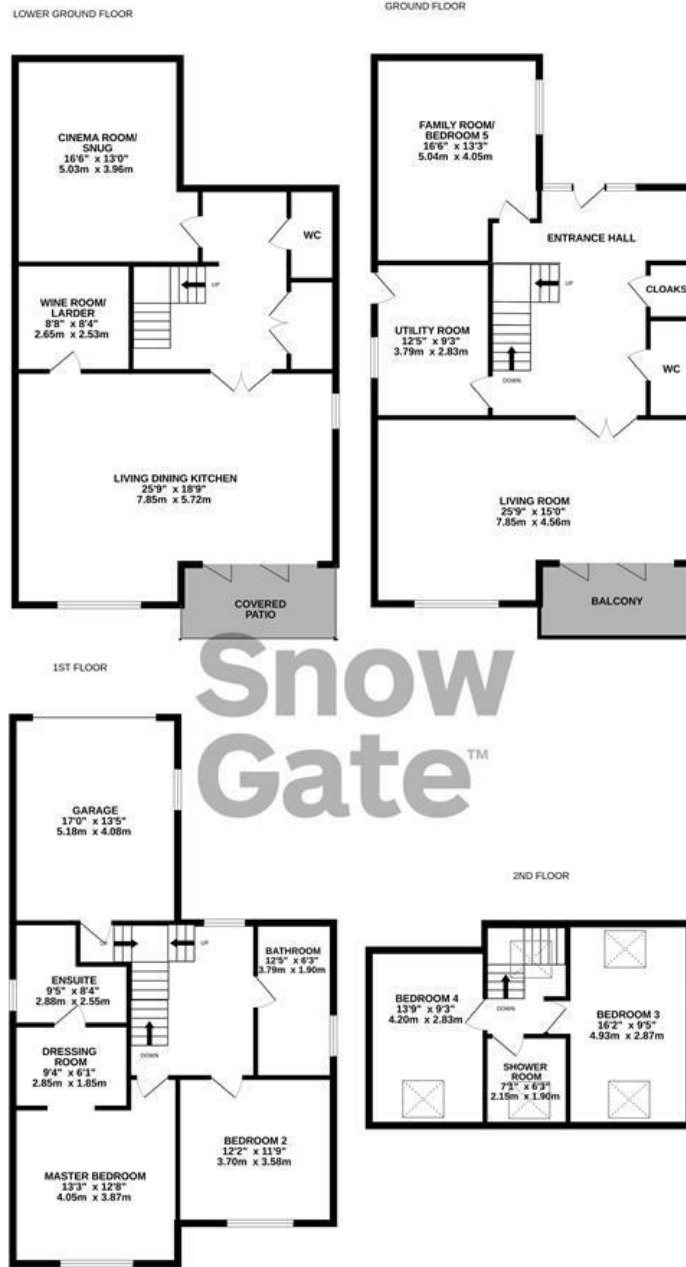


Directions

From the centre of Holmfirth take the Woodhead Road towards Holmbridge and shortly after bear right onto Upperthong Lane. Approx half a mile take the left fork onto Broad Lane where the entrance to the development can be found on the left hand side shortly before Ashgrove Road.



Floor Plan



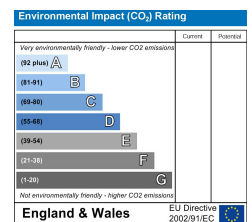
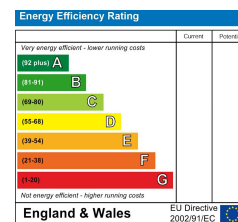
Snow Gate™

PLOT 1

TOTAL FLOOR AREA : 3400sq.ft. (315.9 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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Snow Gate™

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