



Tall Trees, Stoney Bank Road

Thongsbridge, Holmfirth, HD9 7SL

O.I.R.O £1,300,000

This is a bespoke seven bedroom detached family home built in 2012. The property has been carefully designed to create a beautiful family home with flexible accommodation over three floors with a huge living dining kitchen at the heart of the home. Immaculate throughout with high end quality fixtures and fittings, set in lovely gardens and plenty of off road parking behind the gated access. There are far reaching views from many of the windows and the property is just a short walk from Holmfirth High School with stunning countryside on the doorstep plus the local amenities of Holmfirth centre. Briefly comprises spacious entrance, downstairs cloakroom, open plan living/dining kitchen open to the garden room. Separate formal lounge, utility/wet room with shower, integral garage. First floor galleried landing, four first floor bedrooms and a stunning home office, two bedrooms share a jack and jill bathroom, two have ensuites and dressing rooms. To the second floor are three further bedrooms (one used for storage) and a shower room. Gardens, parking and gated driveway.

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- SEVEN BEDROOM DETACHED FAMILY HOME IN LOVELY GARDENS
- BESPOKE DESIGN OFFERING VERSATILE AND CONTEMPORARY LIVING ACCOMMODATION
- 37'5" LIVING DINING KITCHEN OPEN PLAN TO GARDEN ROOM WITH SEPARATE FORMAL LOUNGE
- INTEGRAL DOUBLE GARAGE AND GATED OFF ROAD PARKING/DRIVEWAY
- IMMACULATE THROUGHOUT WITH QUALITY FIXTURES AND FITTINGS
- FABULOUS POSITION WITH VIEWS JUST A SHORT WALK FROM THE HIGH SCHOOL

Entrance

WC/Cloaks

6'2" x 5'4" (1.88m x 1.63m)

Lounge

19'10" x 19'6" (6.05m x 5.94m)

Dining/Living Kitchen

37'5" x 15'5" (11.40m x 4.70m)

Garden/Sun Room

15'2" x 12'11" (4.62m x 3.94m)

Utility/Wet Room

14'3" x 9'8" (4.34m x 2.95m)

Integral Garage

19'11" x 19'10" (6.07m x 6.05m)

First Floor Landing

Home Office

19'10" x 8'0" (6.05m x 2.44m)

Guest Bedroom Suite

15'7" x 11'2" (4.75m x 3.40m)

Jack and Jill Bathroom

Bedroom 3/Gym

15'4" x 14'5" (4.67m x 4.39m)

Bedroom 4

14'5" x 11'8" (4.39m x 3.56m)

Ensuite

8'1" x 6'8" (2.46m x 2.03m)

Master Bedroom

19'9" x 10'10" (6.02m x 3.30m)

Dressing Room

9'4" x 7'10" (2.84m x 2.39m)

Master Ensuite

9'11" x 8'0" (3.02m x 2.44m)

Second Floor Landing

24'1" x 10'5" (7.34m x 3.18m)

Bedroom 5

19'4" x 11'6" (5.89m x 3.51m)

Bedroom 6

12'10" x 11'6" (3.91m x 3.51m)

Bedroom 7/Store

11'6" x 9'9" (3.51m x 2.97m)

Shower Room

6'7" x 6'3" (2.01m x 1.91m)

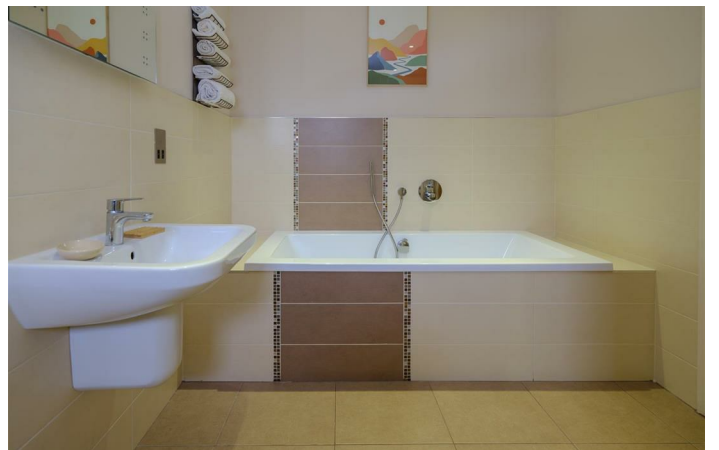
Gardens

General Info

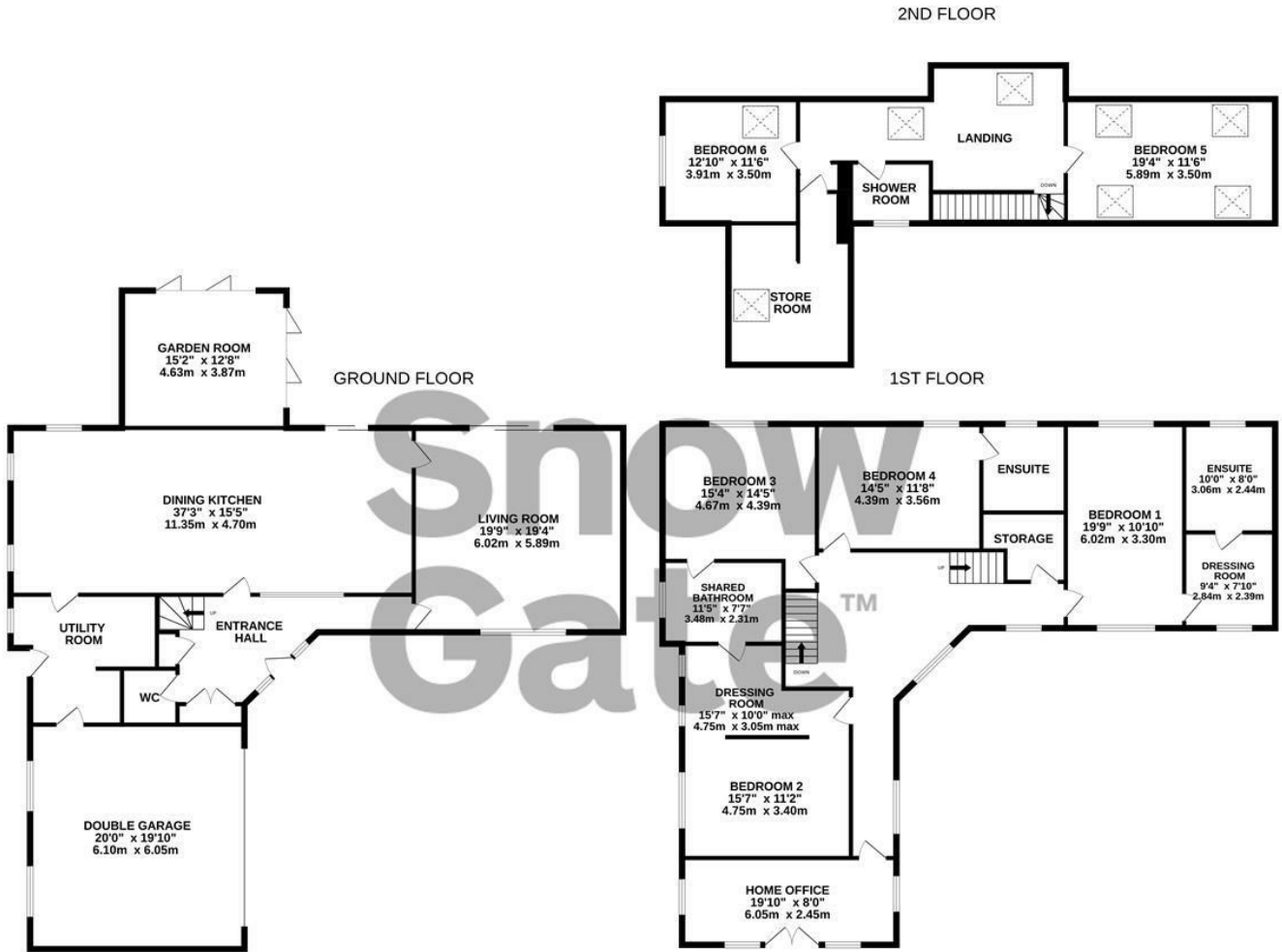


Directions

From the centre of Holmfirth head towards New Mill on Station Road. Approx one mile take a left down Springwood Road and then right onto Stoney Bank Road where the property can be found on the right hand side at the junction with Stoney Bank Lane.



Floor Plan

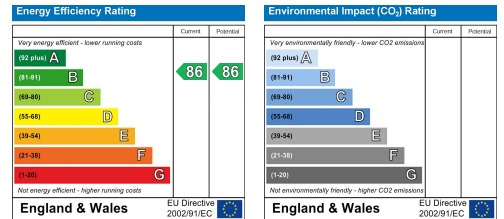


TOTAL FLOOR AREA : 4364 sq.ft. (405.4 sq.m.) approx.

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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