



## 33 Wilshaw Road

Wilshaw, Holmfirth, HD9 4DZ

**O.I.R.O £925,000**

A really special and extremely spacious four kingsize bedroom detached family home set in approximately 1.5 acres of land in a stunning rural position with panoramic views. Immaculate throughout with high end finishes, quality fixtures and fittings, and zoned underfloor heating. The flexible accommodation is set over three floors with the house layout carefully designed to take full advantage of the unspoilt views. Approached via an electric gated driveway the accommodation briefly comprises spacious hallway, huge open plan living/dining kitchen and snug, separate lounge, lower ground floor shower room, bedroom/playroom and laundry room. To the first floor are three further kingsize bedrooms, master with dressing room and ensuite and family bathroom. Large first floor decked balcony/terrace, spacious gardens, paddock and woodland area. Thoroughly recommended for viewing.

# 33 Wilshaw Road

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- A BEAUTIFUL FOUR KINGSIZE BEDROOM DETACHED FAMILY HOME
- INCREDIBLE PANORAMIC VIEWS OVER ROLLING COUNTRYSIDE
- STUNNING RURAL POSITION SET IN 1.5 ACRES APPROX
- DETACHED MODERN GYM/HOME OFFICE OUTBUILDING
- STYLISH AND FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- PLANNING PERMISSION FOR SECOND OUTBUILDING

## Entrance

20'7" x 5'10" (6.27m x 1.78m)

## Dining/Kitchen

34'7" x 13'8" (10.54m x 4.17m)

## Living Room/Snug

15'2" x 14'2" (4.62m x 4.32m)

## Sitting Room

14'2" x 13'4" (4.32m x 4.06m)

## Lower Ground Floor

## Shower Room

7'4" x 5'8" (2.24m x 1.73m)

## Lower Ground Bedroom

20'6" x 12'2" (6.25m x 3.71m)

## Utility

8'5" x 5'7" (2.57m x 1.70m)

## First Floor Landing

## Master Bedroom

14'8" x 13'6" (4.47m x 4.11m)

## Dressing Room

10'5" x 6'2" (3.18m x 1.88m)

## Ensuite

6'5" x 5'10" (1.96m x 1.78m)

## Bedroom 2

13'3" x 12'2" (4.04m x 3.71m)

## Bedroom 3

13'5" x 12'11" (4.09m x 3.94m)

## Balcony

14'4" x 14'1" (4.37m x 4.29m)

## Bathroom

10'0" x 7'3" (3.05m x 2.21m)

## Front Garden and Parking

## Rear Garden, Paddock and Woodland

## Home Office/Gym

19'0" x 11'6" (5.79m x 3.51m)

## Planning Permission

22'11" x 13'1" (7 x 4)

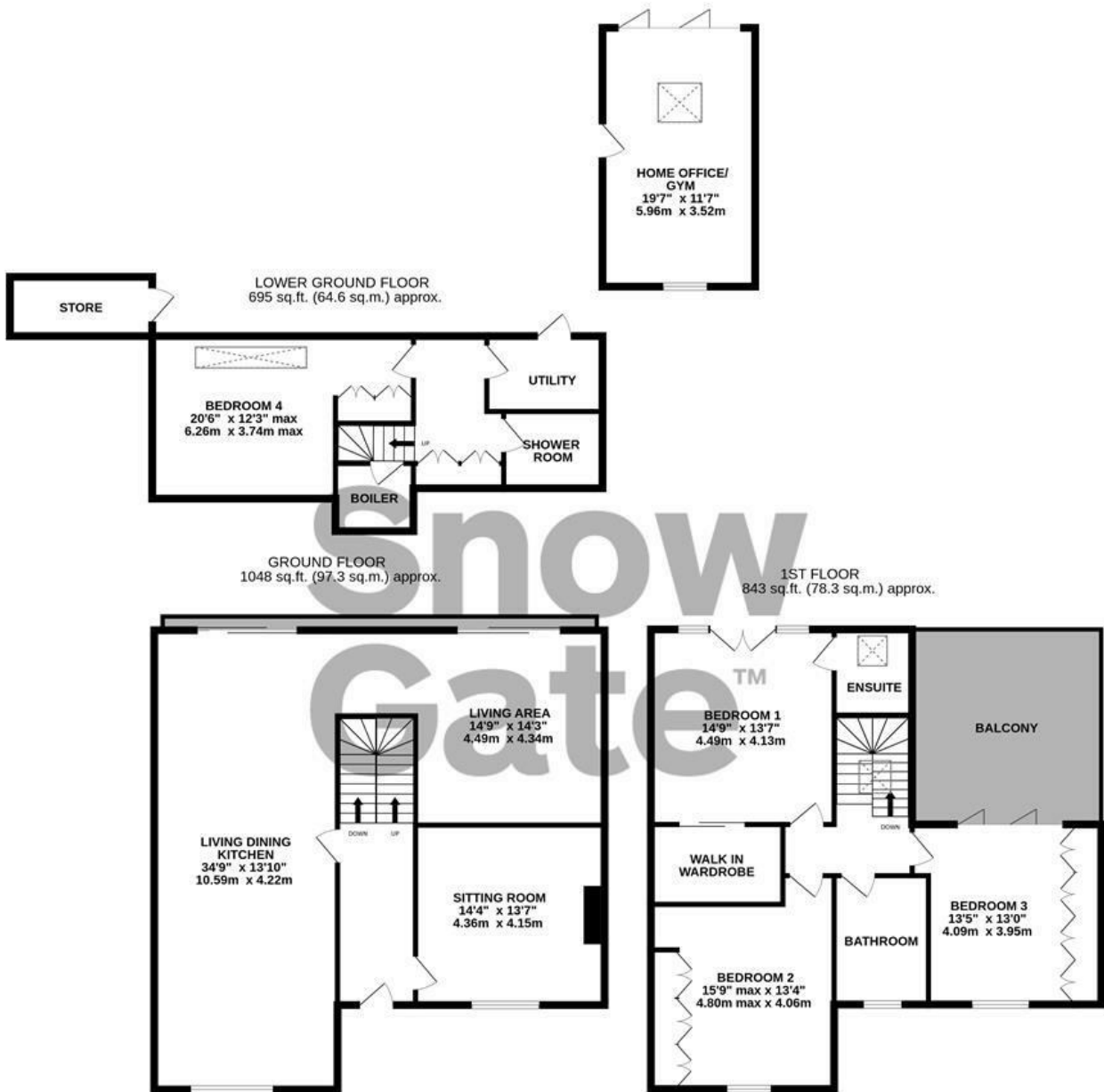


## Directions

From the centre of Holmfirth head towards Holmbridge on the Woodhead Road, shortly after taking a right onto Greenfield Road. At the Ford Inn turn right onto Thick Hollins Road and then a further right before Meltham Golf Club onto Wilshaw Road, where the property can be found on the left hand side adjacent to the church.



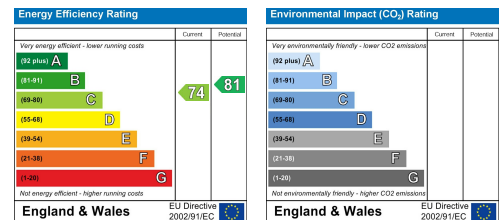
# Floor Plan



TOTAL FLOOR AREA : 2586 sq.ft. (240.2 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.  
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