



Snow Gate™

**Estate
agency
done
properly**



2 Bank End Knoll

Brockholes, Holmfirth, HD9 7BF

**Chain Free
£895,000**

A unique, Grade II listed, character filled four bedroom family home in this exclusive rural position with beautiful views and a large plot of approximately an acre with two stables and a tack room. With lovely walks from the door; the property is located in this private, secluded position whilst being extremely close to all the local amenities with the majority of the accommodation to the ground floor. Briefly comprises entrance, downstairs wc and family bathroom, farmhouse kitchen, utility, double height lounge and dining room. First floor master bedroom, ensuite, dressing room and snug with large attic. There are also three ground floor double bedrooms and an integral double garage. The current owners have secured planning permission to create a large entrance hallway linking the ground floor accommodation and creating an inner sheltered courtyard.

2 Bank End Knoll

Brockholes, Holmfirth, HD9 7BF



- MOTIVATED VENDOR KEEN TO SELL DUE TO COMMITMENTS
- FAR REACHING HOLME VALLEY VIEWS
- BEAUTIFUL CHARACTER FILLED FOUR BEDROOM CHARACTER HOME
- PLANNING PERMISSION FOR EXTENSIVE REMODEL
- STUNNING DOUBLE HEIGHT LOUNGE/DINING HALL
- LARGE GARDENS/PLOT OF APPROXIMATELY AN ACRE

IMPORTANT NOTE

Entrance

Downstairs WC/Cloakroom
5'10" x 5'10" (1.78m x 1.78m)

Dining Kitchen
23'7" x 13'4" (7.19m x 4.06m)

Utility
11'5" x 4'4" (3.48m x 1.32m)

Integral Garage
20'2" x 14'7" (6.15m x 4.45m)

Lounge/Dining Room
31'8" x 18'8" (9.65m x 5.69m)

First Floor Landing/Snug Area
19'3" x 10'1" (5.87m x 3.07m)

Loft/Attic
8'11" x 7'1" average/approx (2.72m x 2.16m average/approx)

Master Bedroom
14'0" x 13'2" (4.27m x 4.01m)

Ensuite
11'7" x 10'1" (3.53m x 3.07m)

Dressing Room
10'6" x 9'11" (3.20m x 3.02m)

Ground Floor Bedroom Area

Bedroom 4
13'2" x 9'4" (4.01m x 2.84m)

Family Bathroom
9'11" x 5'8" (3.02m x 1.73m)

Bedroom 2
15'6" x 12'2" (4.72m x 3.71m)

Bedroom 3
12'3" x 11'1" (3.73m x 3.38m)

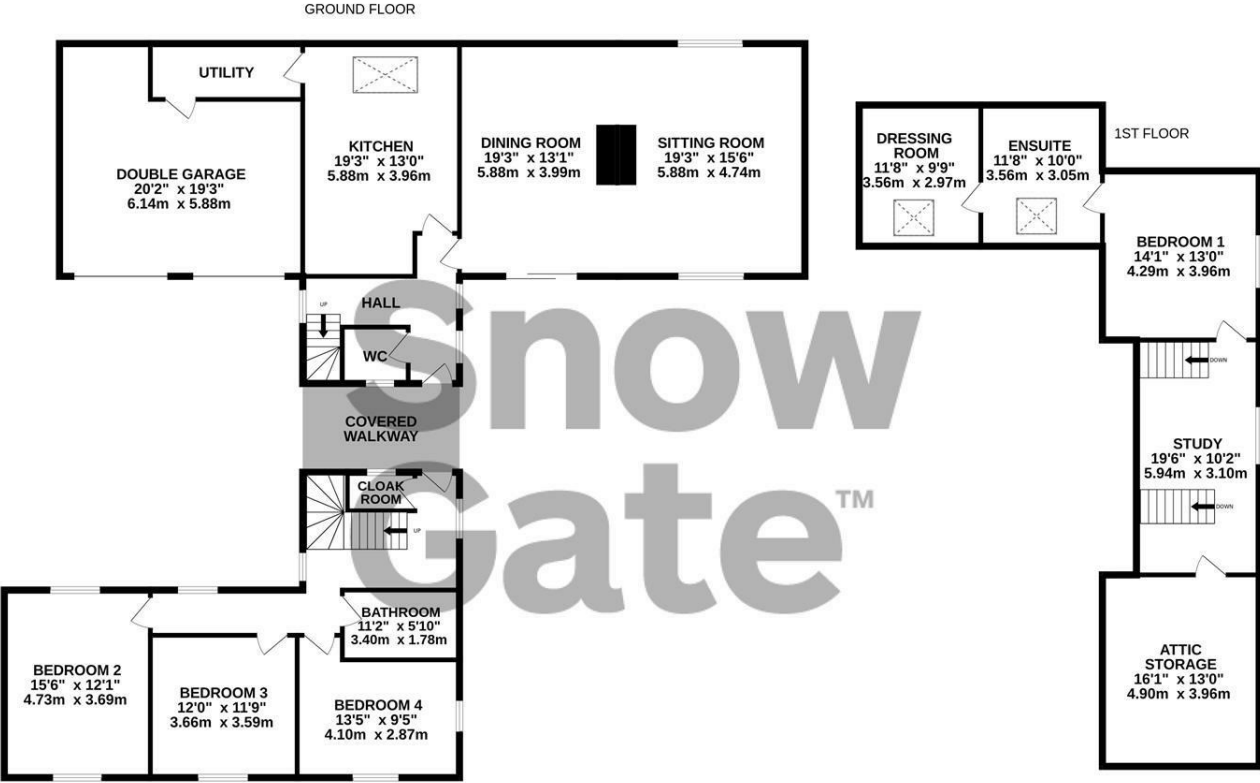
Land and Gardens
Off Road Parking and Garage
Planning Permission



Directions
Bank End Knoll is accessed off Thurstonsland Bank and the property can be found on the left hand side.



Floor Plan



TOTAL FLOOR AREA : 2825 sq.ft. (262.5 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.

Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

