



58 Boshaw View

Hade Edge, Holmfirth, HD9 2TZ

A stunning and spacious five bedroom detached family home in this very special location with spectacular views across the reservoir and countryside. Immaculate throughout with a fabulous open plan living, dining kitchen and separate more formal lounge ideal for modern living. To the rear is an enclosed, private, sheltered lawned and paved garden with additional paved seating to the front. The accommodation briefly comprises hallway, lounge, downstairs wc, open plan dining kitchen and family/living room. Utility and integral double garage, To the first floor are five double bedrooms, master with ensuite and family bathroom. Off road parking and enclosed garden - NO VENDOR CHAIN.

O.I.R.O £575,000

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- SPACIOUS, IMMACULATE FIVE BEDROOM DETACHED FAMILY HOME
- AMAZING RESERVOIR AND COUNTRYSIDE VIEWS
- LARGE OPEN PLAN LIVING/DINING KITCHEN AND SEPARATE LOUNGE
- INTEGRAL DOUBLE GARAGE AND UTILITY OFF THE KITCHEN
- TWO ENSUITE BATHROOMS, FAMILY BATHROOM AND DOWNSTAIRS WC
- NO VENDOR CHAIN

Entrance Hallway	Utility 9'4" x 5'0" (2.84m x 1.52m)	Bedroom 3 13'2" x 12'5" max (4.01m x 3.78m max)
Lounge 18'8" x 11'7" (5.69m x 3.53m)	Integral Garage 18'2" x 18'0" (5.54m x 5.49m)	Bedroom 4 10'7" x 9'9" (3.23m x 2.97m)
WC 6'9" x 3'9" (2.06m x 1.14m)	First Floor Landing	Bedroom 5 9'9" x 9'5" (2.97m x 2.87m)
Open Plan Breakfast Kitchen, Dining and Family Roo 36'6" x 12'3" (11.13m x 3.73m)	Master Bedroom 18'10" x 11'7" (5.74m x 3.53m)	Family Bathroom 9'9" x 8'1" (2.97m x 2.46m)
Breakfast Kitchen 13'1" x 10'2" (3.99m x 3.10m)	Ensuite 9'9" x 5'1" (2.97m x 1.55m)	Enclosed Rear Garden
Dining Area 12'1" x 10'2" (3.68m x 3.10m)	Bedroom 2 13'2" x 11'8" (4.01m x 3.56m)	Front and Off Road Parking
Family Room/Snug Area 12'3" x 11'7" (3.73m x 3.53m)	Ensuite 7'11" x 6'0" inc shower (2.41m x 1.83m inc shower)	

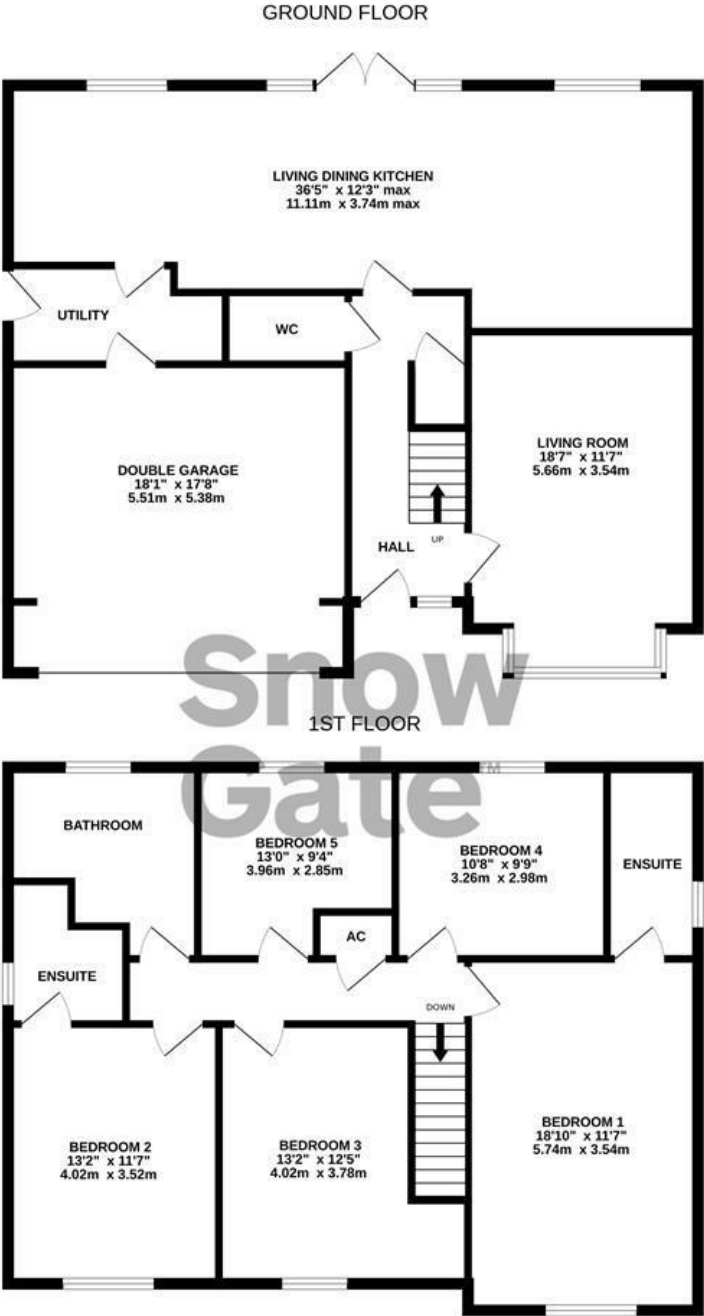


Directions

From the centre of Holmfirth take Dunford Road towards Hade Edge, bear right into Hade Edge continuing on Dunford Road and then take a left into Boshaw View where the property can be found at the end of the cul de sac.



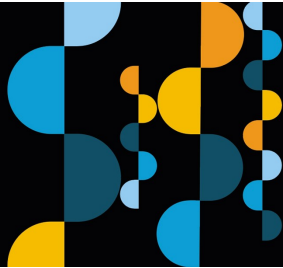
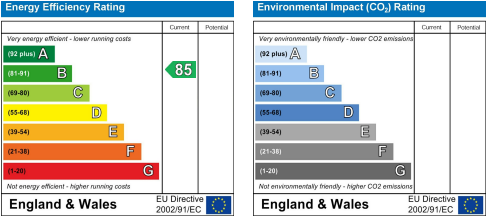
Floor Plan



TOTAL FLOOR AREA : 2041 sq.ft. (189.6 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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