



29b Broad Lane

Upperthong, Holmfirth, HD9 3JS

UNFURNISHED 4/5 BED DETACHED - AVAILABLE NOW

Situated in the charming village of Upperthong, this new build detached house with 4/5 bedrooms is a true gem waiting to be discovered. With a vast amount of accommodation set over 4 floors (3152sqft plus garage), there is ample space for a growing family to thrive. A rare opportunity to own a piece of tranquillity in a sought-after location.

This property exudes a perfect blend of traditional charm and modern elegance. The bespoke fitted kitchen and bathrooms by Porcelanosa add a touch of luxury to the home, ensuring both style and functionality.

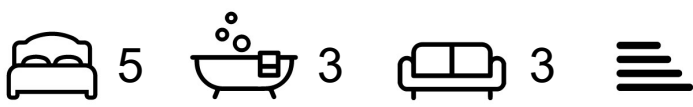
Arriving off Broad Lane through large stone electric gated piers that lead you down a private driveway towards this exclusive enclave of 4 individual stunning homes. The commanding south-facing rear garden offers breathtaking views of the picturesque rolling hills, providing a serene backdrop for everyday living.

With off road parking spaces and integral garage, convenience is at the forefront of this property. The rural feel of the location combined with the proximity to village amenities strikes a perfect balance for those seeking a peaceful yet connected lifestyle.

£2,600 Per Calendar Month

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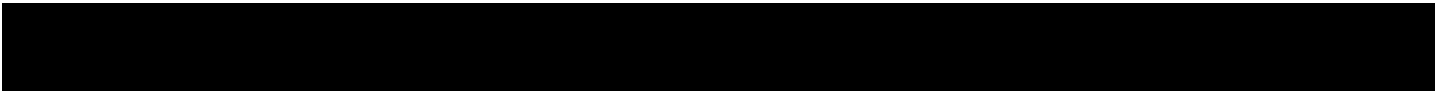
- BESPOKE DEVELOPMENT OF FOUR INDIVIDUAL STONE BUILT PROPERTIES
- ACCOMMODATION SET OVER 4 FLOORS
- 12 MONTH INITIAL TENANCY (LONGER TERMS AVAILABLE)
- GATED ENTRANCE & STUNNING HOLME VALLEY VIEWS
- HIGH SPECIFICATION THROUGHOUT
- KITCHEN & BATHROOMS BY PORCELANOSA
- AVAILABLE NOW WITH £2600 DEPOSIT

Location	Living Room	Ensuite
Lower Ground Floor	25'9" x 15'0" (max) (7.850m x 4.575m 9'4" x 8'349'8" (2.850m x 2545m) (max))	Bedroom 2
Living Dining Kitchen	Family Room/Bedroom 5	11'8" x 12'1" (3.575m x 3.695m)
25'9" x 18'9" (7.85m x 5.72m)	13'3" x 16'6" (4.050m x 5.035m)	Family Bathroom
Wine Room/Larder Kitchen	Utility	12'5" x 6'2" (3.795m x 1.9m)
8'3" x 8'8" (2.525m x 2.650m)	12'5" x 9'3" (3.795m x 2.825m)	Second Floor Landing
Cinema/Study/Snug	WC	Bedroom 3
16'6" x 12'11" (5.035m x 3.960m)	First Floor Landing	9'4" x 16'2" (2.870m x 4.934m)
WC	Integral Garage	Bedroom 4
6'7" x 3'4" (2.025m x 1.039m)	16'11" x 13'4" (5.175m x 4.075m)	13'9" x 9'3" (4.2m x 2.825m)
Lower Lobby	Master Bedroom Suite	Shower Room
Ground Floor	12'8" x 13'3" (3.870m x 4.050m)	7'0" x 6'2" (2.15m x 1.9m)
Entrance Hallway	Dressing Room	Parking & Gardens
	6'0" x 9'4" (1.850m x 2.850m)	General Info

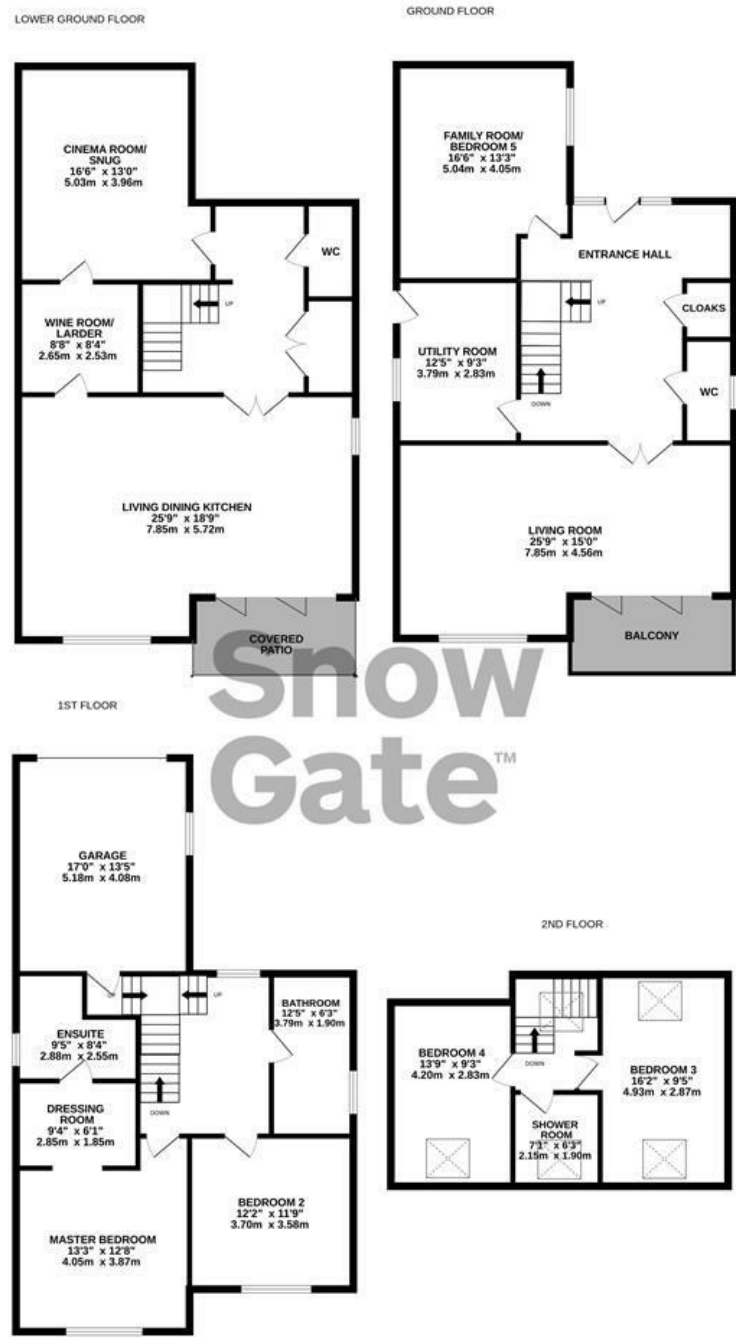


Directions

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.



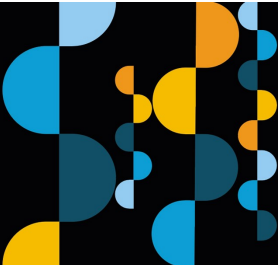
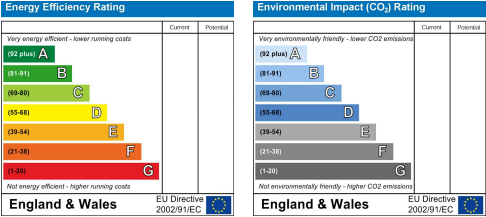
Floor Plan



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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