



Leas Gardens

Jackson Bridge, Holmfirth, HD9 1UG

Only very rarely do these imposing family homes come on the market in this beautiful rural setting just off the heart of this picturesque village a short walk from the local amenities and stunning countryside. This property has been substantially improved and extended to create a five double bedroom detached home with a fabulous open plan living/dining kitchen with formal lounge, home office/family room and first floor landing/snug area. As well as a stunning private garden the property also enjoys use of the communal central paddock and tennis court. Briefly comprises entrance lobby, central hallway, WC/Cloakroom, Home office/family room, lounge, open plan living/dining kitchen, utility and integral double garage. To the first floor are five double bedrooms, master with ensuite and dressing room, spacious landing/snug area and two family bathrooms. Off road parking, front lawn and fabulous enclosed landscaped rear gardens backing onto farmland.

£1,100,000

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- FIVE DOUBLE BEDROOM DETACHED FAMILY HOME WITH REMARKABLE VIEWS
- LARGE PRIVATE PLOT WITH BEAUTIFUL ENCLOSED LANDSCAPED REAR GARDEN
- IMMACULATE THROUGHOUT WITH QUALITY FIXTURES AND FITTINGS
- MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM AND TWO FAMILY BATHROOMS
- EXCLUSIVE RURAL POSITION WITH COMMUNAL GROUNDS AND TENNIS COURT
- OFF ROAD PARKING AND INTEGRAL DOUBLE GARAGE

Entrance

6'2" x 4'1" (1.88m x 1.24m)

Central Hallway

11'4" x 8'7" (3.45m x 2.62m)

WC/Cloakroom

5'3" x 3'1" (1.60m x 0.94m)

Study/Home Office

14'4" x 6'9" (4.37m x 2.06m)

Lounge

23'11" x 16'1" (7.29m x 4.90m)

Living/Dining Kitchen

Living/Dining Area

24'2" x 13'6" (7.37m x 4.11m)

Kitchen Area

12'4" x 12'4" (3.76m x 3.76m)

Utility

17'5" x 5'7" (5.31m x 1.70m)

Integral Double Garage

18'3" x 17'7" (5.56m x 5.36m)

First Floor Landing

Master Bedroom Suite

19'1" x 16'1" (5.82m x 4.90m)

Dressing Room

Ensuite

10'9" x 8'4" (3.28m x 2.54m)

Bedroom 5

12'5" x 7'10" (3.78m x 2.39m)

Family Bathroom

8'5" x 8'3" (2.57m x 2.51m)

Bedroom 4

13'8"x 11'4" (4.17mx 3.45m)

Bedroom 3

13'11" x 12'8" (4.24m x 3.86m)

Inner Landing

9'6" x 8'8" (2.90m x 2.64m)

Bedroom 2

17'7" x 16'1" (5.36m x 4.90m)

Second Family Bathroom

8'5" x 7'8" (2.57m x 2.34m)

Front Garden and Off Road Parking

Rear Garden

Communal Grounds



Directions



Floor Plan



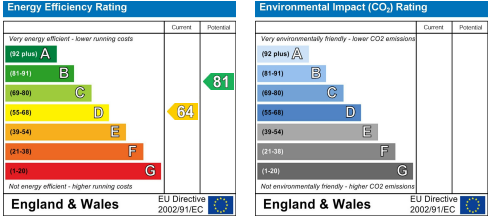
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Total Area: 302.7 m² ... 3259 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.



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