



## 41 Holme View Drive

Upperthong, Holmfirth, HD9 3HL

**UNFURNISHED:** A great opportunity to rent this spacious family home in the sought after village of Upperthong. The property occupies a corner plot with plenty of off road parking and amazing far reaching views. Available 1st August the property briefly comprises entrance hallway, lounge, dining room, family room, dining kitchen and downstairs WC. To the first floor are four good sized bedrooms, master with ensuite WC and family bathroom. Garage, gas central heating and double glazing. **AVAILABLE NOW.**

£1,400 Per Calendar Month



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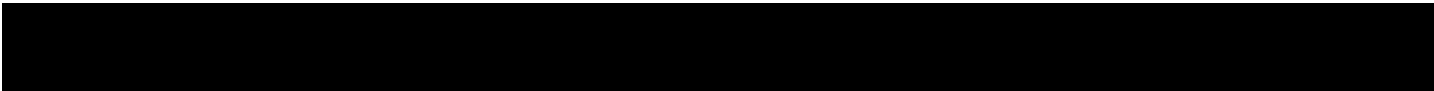


- FOUR BEDROOM DETACHED FAMILY HOME IN UPPERTHONG
- THREE RECEPTION ROOMS AND DINING KITCHEN
- STUNNING COUNTRYSIDE VIEWS TO FRONT AND REAR
- BEAUTIFUL PRIVATE GARDEN, GARAGE AND PLENTY OF OFF ROAD PARKING
- FOUR GOOD SIZED BEDROOMS, MASTER WITH ENSUITE WC AND FAMILY BATHROOM
- AVAILABLE NOW
- DEPOSIT/BOND £1400
- COUNCIL TAX BAND D

<b>Entrance</b>	<b>Ensuite WC</b>
<b>Lounge</b>	5'4" x 2'8" (1.63m x 0.81m)
16'2" x 12'0" (4.93m x 3.66m)	<b>Bedroom 2</b>
<b>Dining Room</b>	13'9" x 12'0" (4.19m x 3.66m)
12'1" x 8'8" (3.68m x 2.64m)	<b>Bedroom 3</b>
<b>WC/Cloakroom</b>	11'1" x 8'3" (3.38m x 2.51m)
8'4" x 2'11" (2.54m x 0.89m)	<b>Bedroom 4</b>
<b>Dining Kitchen</b>	10'11" x 9'8" (3.33m x 2.95m)
14'8" x 9'1" (4.47m x 2.77m)	<b>Family Bathroom</b>
<b>Snug/Family Room</b>	8'5" x 7'9" (2.57m x 2.36m)
12'6" x 8'2" (3.81m x 2.49m)	<b>Off Road Parking and Single Garage</b>
<b>First Floor Landing</b>	<b>Garden</b>
<b>Master Bedroom</b>	
13'9" x 11'4" (4.19m x 3.45m)	



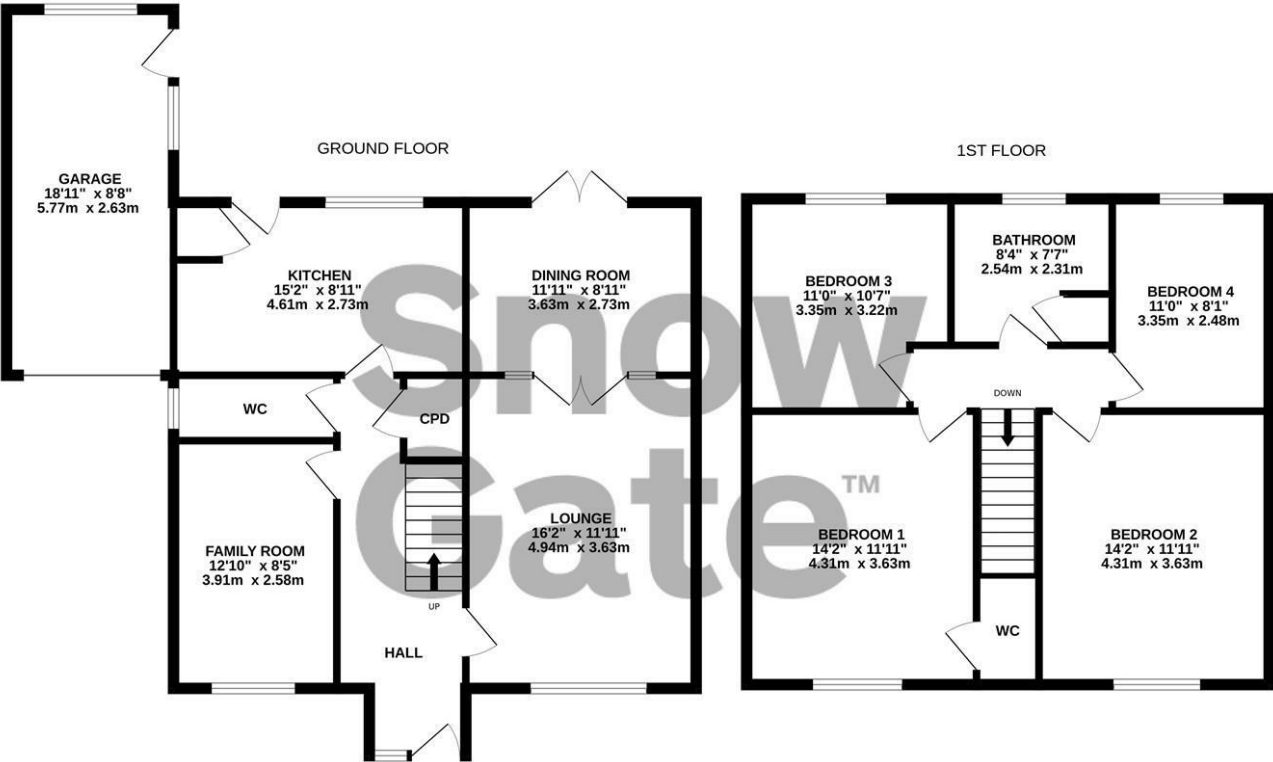
## Directions







Floor Plan



TOTAL FLOOR AREA : 1541 sq.ft. (143.2 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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