



51 Binns Lane

, Holmfirth, HD9 3JU

A stunning four/five double bedroom detached family home in this very sought after location just above Holmfirth with the local amenities just a short walk away. Immaculate throughout with modern, contemporary fixtures and fittings, gated off road parking, integral garage and enclosed grounds. Briefly comprises entrance hallway, ground floor family room/home office/double bedroom 5, bedroom 4 with ensuite, downstairs wc, integral garage, store and utility. To the upper ground floor there is a huge open plan living space with entertaining balcony and luxurious dining kitchen with home office. To the first floor are three further double bedrooms all with ensuites. Underfloor heating to lower and upper ground floors.

Offers Over £900,000

51 Binns Lane

, Holmfirth, HD9 3JU



- FIVE DOUBLE BEDROOM (FOUR WITH ENSUITE) DETACHED FAMILY HOME
- UNDER FLOOR HEATING TO LOWER AND UPPER GROUND FLOORS
- IDYLLIC POSITION ABOVE HOLMFIRTH CENTRE WITH LOVELY VIEWS
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- HUGE OPEN PLAN LIVING ACCOMMODATION WITH CONTEMPORARY FIXTURES AND FITTINGS
- INTEGRAL GARAGE WITH GATED OFF ROAD PARKING AND ENCLOSED GARDENS

Entrance

Family Room, Home Office or Double Bedroom 5

18'0" x 11'5" (5.49m x 3.48m)

WC

4'10" x 3'1" (1.47m x 0.94m)

Integral Garage

20'4" x 10'7" (6.20m x 3.23m)

Store Room/Wine Cellar

9'0" x 6'9" (2.74m x 2.06m)

Utility

10'7" x 7'0" (3.23m x 2.13m)

Side Store

32'5" x 3'4" (9.88m x 1.02m)

Ground Floor Master Bedroom

14'8" x 15'11" (4.47m x 4.85m)

Ensuite

11'10" x 5'8" (3.61m x 1.73m)

Upper Ground Floor

Lounge

22'5" x 14'9" (6.83m x 4.50m)

Living Dining Kitchen

27'8" x 22'0" (max) (8.43m x 6.71m (max))

WC

6'9" x 3'11" (2.06m x 1.19m)

Study Area

8'9" x 3'10" (2.67m x 1.17m)

First Floor Landing

Bedroom 2

14'11" x 11'11" (4.55m x 3.63m)

Ensuite

6'1" x 6'0" (1.85m x 1.83m)

Bedroom 3

13'3" x 12'4" (4.04m x 3.76m)

Ensuite

8'11" x 5'9" (2.72m x 1.75m)

Bedroom 4

12'10" x 9'7" (3.91m x 2.92m)

Ensuite

6'0" x 5'10" (1.83m x 1.78m)

Front and Rear Gardens

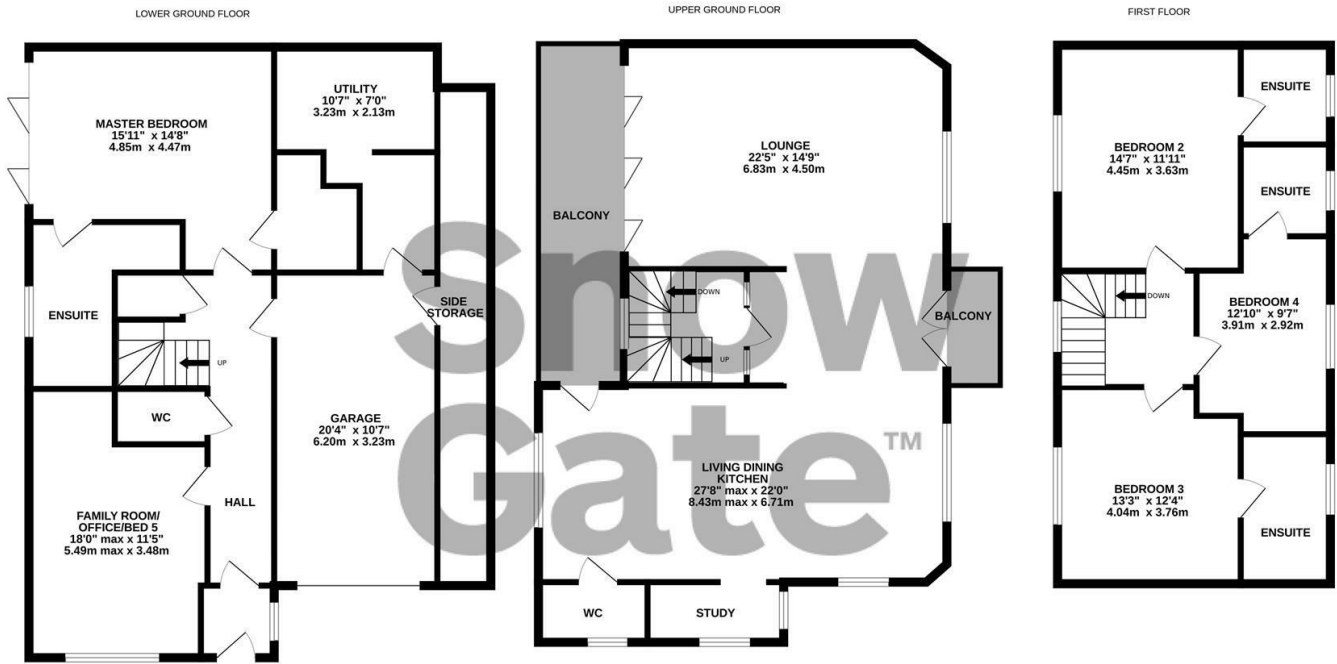
Parking



Directions



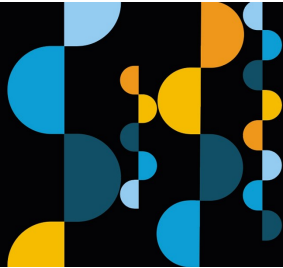
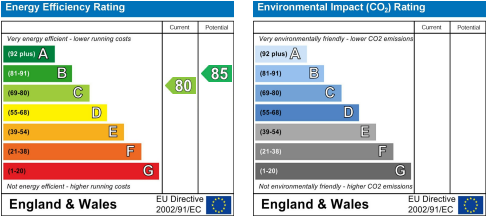
Floor Plan



TOTAL FLOOR AREA : 2602 sq.ft. (241.7 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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Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk