



Upper Bank End Road, Holmfirth HD9 1EW

welcome to

Upper Bank End Road, Holmfirth

located on the outskirts of HOLMFIRTH, MODERN DETACHED Individually designed house affording versatile FOUR/FIVE BEDROOM accommodation sitting on an elevated location and having a DOUBLE GARAGE and GARDENS



Summary

Warranting an internal inspection is this modern detached residence affording stylishly presented and versatile accommodation located on the fringes of Holmfirth. Particularly suitable to today's lifestyle the accommodation briefly comprises: dining kitchen, 2/3 reception rooms, inner lobby and hallway, house bathroom, ground floor bedroom, three first floor bedrooms, master being en suite and separate w/c. Externally attractive garden areas further enhance the property whilst there is access to a double garage. Within easy reach of Holmfirth's amenities and well regarded schooling the property also has ease of access to major routes for commuting.

Accommodation

Dining Kitchen

17' 4" x 12' 10" (5.28m x 3.91m)

A fabulous room ideal for the family or entertaining. There is a range of wall and base units with butchers block effect worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the six burner range cooker and dishwasher whilst the room has complementary tiled surrounds and floor covering, radiator, inset ceiling lighting, double glazed mullion windows to front aspect and additional light passing through the room via the velux windows.

Sitting Room

10' 4" x 9' 9" (3.15m x 2.97m)

Being open plan into the dining area this part of the room has a radiator, coving to ceiling and French style doors leading to the garden.

Dining Area

9' 8" x 9' 5" (2.95m x 2.87m)

Ideal for freestanding dining furniture having radiator and double glazed window to rear aspect.

Inner Lobby

Doors leading to:

House Bathroom

Modern white suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with overhead shower attachment and screen. There are complementary tiled surrounds and a vinyl floor covering, inset ceiling lighting, radiator, extractor and double glazed obscure window.

Bedroom Four / Home Office

10' 7" max x 8' 10" (3.23m max x 2.69m)

This bedroom currently utilised as a home office has a radiator and double glazed window.

Living Room

11' 2" x 10' 5" (3.40m x 3.17m)

This reception room again could be utilised as an additional bedroom and has a wood effect floor covering, gas stove mounted on raised hearth, radiator and French style doors leading to garden.

Inner Hallway

Useful understairs storage, radiator and staircase ascending to the first floor with spindle balustrade.

Bedroom One

14' x 10' 10" to robes (4.27m x 3.30m to robes)

The main bedroom has a bank of wardrobes, inset ceiling lighting, radiator and is double glazed to rear aspect.

En Suite

Contemporary white suite comprising of low flush w/c, vanity style hand washbasin and freestanding roll top bath. There is a separate quadrant shower cubicle with rainfall unit. The room boasts tiled surrounds, inset lighting and is double glazed to two aspects.

Bedroom Two

15' 9" max x 10' 8" (4.80m max x 3.25m)

A second room of generous proportions with radiator and double glazed to two aspects, one being French style doors to Juliette balcony affording views over Holmfirth.

Bedroom Three

14' max x 10' 1" (4.27m max x 3.07m)

The final double bedroom, this one having radiator and double glazed to front aspect- again note the views.

W. C

Contemporary style suite comprising of white low flush w/c and vanity style hand washbasin with radiator

External

The property boasts garden areas to both front and rear. To the front are mainly lawned gardens with an array of border plants and shrubs.

The rear gardens offer a good degree of privacy and once more are lawned with patio area, raised flower beds and hot tub.

The integral double garage, also accessible from the kitchen has plumbing for a washing machine, two roll doors and houses the central heating boiler. There is additional parking to the front of the garage and on the block paved driveway.



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welcome to

Upper Bank End Road, Holmfirth

- Modern Detached Residence
- 4/5 Bedrooms
- Double Garage
- Elevated Location
- Gardens

Tenure: Freehold EPC Rating: C

guide price

£425,000



directions to this property:

From our offices on Victoria Street, proceed down the road towards Dunford Road and then turn onto Dunford Road. Turn immediately left onto South Lane and follow South Lane which then turns into Cinderhills Road. As the road levels out turn right onto Upper Bank End Rd and the property can be found on the left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF107192 - 0007

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