



Boshaw Mews, Scholes HOLMFIRTH HD9 1WB

welcome to

Boshaw Mews, Scholes HOLMFIRTH

FABULOUS detached residence affording generous five bedroom accommodation with two en suites occupying a delightful cul de sac position within the popular holme valley village of scholes.

Summary

Located on a select cul de sac development within the popular village of Scholes this magnificent detached residence warrants an internal inspection to be fully appreciated. Boasting sizeable five bedroom accommodation the presentation of the property is of the highest order and briefly comprises: entrance hall, cloaks/w.c, living room, open plan dining kitchen, utility, aforementioned first floor bedrooms with two of them boasting en suite facilities and a house bathroom. Externally there are family sized gardens further enhancing the property and there is access to an integral double garage. The property sits perfectly for access to local amenities, well regarded schooling and major road networks for surrounding commercial centres meaning it would be perfect for the home worker requiring the occasional commute

Accommodation

Entrance Hall

An impressive entrance with useful understairs cloaks cupboard, central heating radiator and staircase ascending to the first floor.

Cloaks/ W.C

White low flush w/c and hand washbasin with tiled splashbacks, a vinyl floor covering and central heating radiator.

Living Room

18' max x 11' 9" (5.49m max x 3.58m)
A generously proportioned reception room with a good deal of natural light passing through and having a box bay window to front aspect, two central heating radiators and French style doors leading to:

Kitchen/ Diner/ Family Room

20' x 9' 4" (6.10m x 2.84m)

A fabulous room for the growing family the kitchen area having a stylish range of wall and base units with complementary worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. There is an integral induction hob with extractor, an electric oven whilst there is space for a fridge freezer. The kitchen also has a breakfast bar giving extra seating. The room opens into the dining/family area and has a vinyl floor covering, radiator and two sets of French style doors leading to the rear garden.

Utility

7' 5" x 6' 10" (2.26m x 2.08m)

Located just off the kitchen and fitted with wall and base units along with sink and drainer unit with mixer tap. There is plumbing for a washing machine and two spaces for washing machine and tumble dryer, a continuation of the floor covering, radiator and a door leads to the side of the property, and an internal door providing access to the garage

First Floor

Bedroom One

16' x 13' 9" (4.88m x 4.19m)

A splendid master suite with a bank of wardrobes, two central heating radiators and two double glazed windows to front aspect.

Double En Suite

Modern white suite comprising of low flush w/c and wall hung hand washbasin. There is a double shower cubicle with rainfall unit and attachment whilst the room has a vinyl floor covering, radiator and double glazed obscure window

Bedroom Two

13' 10" max x 10' (4.22m max x 3.05m)





The perfect guest double room or teenage suite having a central heating radiator and double glazed to rear aspect with views towards Emley Moor.

Double En Suite

White low flush w/c and wall hung washbasin with double shower cubicle having rainfall unit plus attachment. There is a vinyl floor covering, complementary tiled surrounds and a double glazed obscure window.

Bedroom Three

12' 3" x 9' 6" (3.73m x 2.90m)

The third double bedroom has a radiator and is also double glazed to rear elevation.

Bedroom Four

12' x 8' 7" (3.66m x 2.62m)

The fourth double bedroom has a radiator and is double glazed to front aspect.

Bedroom Five

11' 1" x 9' 6" (3.38m x 2.90m)

The fifth and final double bedroom has a radiator and is once more double glazed to rear aspect.



House Bathroom

Fitted in a contemporary style with a white suite comprising of low flush w/c, pedestal hand washbasin, panelled bath and shower cubicle with rainfall unit. The room is enhanced by tiled surrounds, a vinyl floor covering and has a radiator an double glazed obscure window.

External

The double driveway comfortably accommodates two vehicles and leads to the integral double garage. The garage has electric charging point fitted inside, power and lighting. The rear gardens are enclosed and low maintenance with artificial turf, timber seating area and an array of raised flower beds with plants and shrubs.



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welcome to

Boshaw Mews, Scholes HOLMFIRTH

- Executive Style Detached Residence
- Spacious Five Bedroom Accommodation
- House Bathroom Plus Two En Suites
- Double Garage
- Cul De Sac Position

Tenure: Freehold EPC Rating: B

£475,000

directions to this property:

Leave Holmfirth via Dunford Road, proceed up for approximately one mile and take a left turn into Cross Gate Road, which in turn becomes Cross Lane.

Turn left into Boshaw Mews and follow the road around to the left where the property can be found on the right hand side.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
HMF107454 - 0007

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