



**Boshaw Mews, Scholes Holmfirth HD9 1WB**



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## **Boshaw Mews, Scholes Holmfirth**

EXECUTIVE DETACHED RESIDENCE AFFORDING HIGH SPECIFICATION FOUR DOUBLE BEDROOM ACCOMMODATION WITH EN SUITE, CLOAKROOM AND UTILITY. WELL MAINTAINED GARDENS TO FRONT AND REAR. DRIVEWAY LEADING TO GARAGE. LOCATED ON THIS SELECT DEVELOPMENT IN THE POPULAR VILLAGE OF SCHOLES.

### **Summary**

Impressive four bedroom detached property, that is ideal for a professional couple or family buyer, as offers a home for a modern lifestyle. Boasting spacious four bedroom accommodation, the property is presented to a move in condition and briefly comprises: entrance hall, cloaks/w.c, lounge, home office, dining kitchen, utility, four first floor bedrooms, master being en suite and house bathroom. Further enhanced by predominantly lawned gardens and an single car garage. Located within the village of scholes, just a short drive into the vibrant Holmfirth. The property is well placed for local amenities and highly regarded schooling and has ease of access to major arterial routes for surrounding commercial centres.

### **Accommodation Entrance Hallway**

Spacious entrance hallway. Access to lounge, cloakroom and dining kitchen. Carpeted staircase leading to first floor. Radiator.

### **Lounge**

18' 6" max x 11' 7" ( 5.64m max x 3.53m )  
Spacious carpeted lounge, offering plenty of light from the box bay window, with a front aspect. Two Radiators.

### **Study**

6' 9" x 6' 8" ( 2.06m x 2.03m )  
Located to the front of the property is this carpeted study. Double glazed window to front aspect.

### **Cloakroom**

Tiled flooring. White low flush W.C, complemented by white wash hand basin. Inset down lights. Radiator.

### **Dining Kitchen**

23' 4" x 12' 8" ( 7.11m x 3.86m )  
This spacious dining kitchen is at the back of the property. Offering plenty of natural light from the double glazed window and French doors leading onto rear garden. At one end of the kitchen is a range of white gloss wall and base units complimented by a range of integral appliances. Comprising of five ring gas hob, with glass splash back, double oven with double extractor over, dishwasher, and fridge freezer. complimented with tiled floor covering and inset down lights to ceiling. Door access into utility. At the dining side are the French double glazed doors leading onto garden. Radiator. Door into useful understairs storage cupboard.

### **Utility**

6' 9" x 5' 5" ( 2.06m x 1.65m )  
Located just off the kitchen with a range of base units, housing the boiler, plumbing for washing machine, extractor unit. Inset lights to ceiling. External Door.

### **First Floor Landing**

Spacious carpeted landing, with useful storage cupboard. Loft access. Double glazed window. Radiator.

### **Master Bedroom**

15' 7" x 10' 3" ( 4.75m x 3.12m )  
Spacious master bedroom, neutrally decorated offering plenty of light from the double glazed window with front aspect. Built in modern mirrored wardrobes. Access to en suite.

### **En Suite**

Modern white suite, comprising double shower with semi pedestal sink and low flush WC. Tiled floor





covering and inset down lights to ceiling. Double glazed obscure window. Radiator.

### **Bedroom Two**

12' 5" x 8' 11" ( 3.78m x 2.72m )

Generous carpeted double bedroom, central heated radiator and double glazed window to rear aspect.

### **Bedroom Three**

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

Carpeted neutrally decorated bedroom with double glazed window with rear aspect offering views across the garden. Radiator.

### **Bedroom Four**

10' 3" max x 8' 10" max ( 3.12m max x 2.69m max )

Carpeted spacious double bedroom with double glazed window offering front aspect. Radiator

### **House Bathroom**

White suite, comprising bath with rainfall shower over. modern wash hand basin and low flush WC. Tiled floor covering and inset down lights to ceiling. Radiator. Obscured double glazed window.



### **External**

To the front of the property is a laid to lawn garden, to side is tarmac driveway giving ample off road parking leading to detached single car garage. To the rear is an attractive enclosed garden, complimented with Indian stone patio leading to laid to lawn garden with boxed planters, with an arrange of shrubs and flowers. There is also additional storage behind the garage. External tap.



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## Boshaw Mews, Scholes Holmfirth

- Executive Detached Four Bedrooms
- Study
- Driveway Leading to Garage
- Utility, Cloakroom And En Suite
- Attractive Enclosed Garden

Tenure: Freehold EPC Rating: B

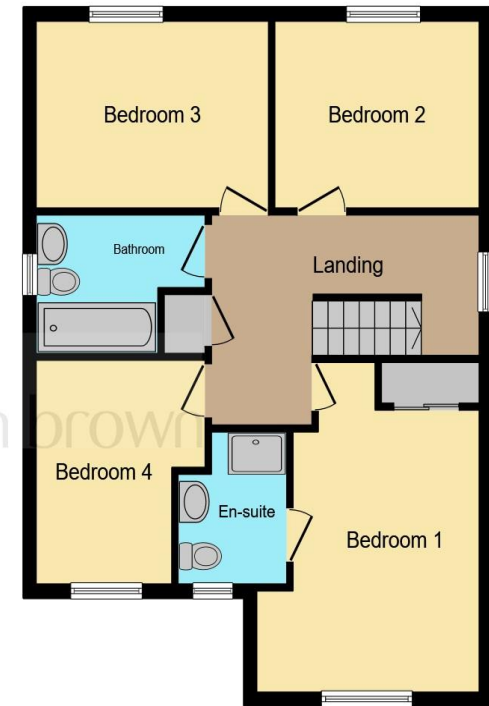
**£425,000**

### 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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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