



Rockhouse Summervale, Holmfirth HD9 7AG

welcome to

Rockhouse Summervale, Holmfirth

OCCUPYING A MUCH SOUGHT AFTER CUL DE SAC POSITION, IDEALLY LOCATED FOR HOLMFIRTH'S MANY AMENITIES IS THIS EXTENDED FOUR BEDROOM DETACHED RESIDENCE WITH ELEVATED GARDENS, TRIPLE GARAGE & DRIVEWAY.



The property is situated close to the popular and sought after Holmfirth village with all of the amenities that has to offer, such as shops, supermarkets, restaurants, cafes, banks, public parks, a leisure centre and well regarded schooling. The property has excellent road links to nearby Huddersfield and Meltham and convenient access to Barnsley, Sheffield, Wakefield and Manchester. A good bus service also operates locally.

Summary

Accommodation

Entrance Hall

Living Room

18' 5" x 11' 4" (5.61m x 3.45m)

Cloaks/W.C

Dining Kitchen

28' x 11' 4" (8.53m x 3.45m)

Home Office

8' 7" x 8' 2" (2.62m x 2.49m)

Family Room

18' 10" x 18' (5.74m x 5.49m)

First Floor

Principle Bedroom

14' 9" x 11' 4" (4.50m x 3.45m)

En Suite Bathroom

12' 9" x 5' 9" (3.89m x 1.75m)

Bedroom Two

12' 10" to robe x 9' 2" (3.91m to robe x 2.79m)

Bedroom Three

11' 4" x 9' 6" (3.45m x 2.90m)

Bedroom Four

11' 4" x 7' 7" to robe (3.45m x 2.31m to robe)

Shower Room

External



check out more properties at williamhbrown.co.uk



welcome to

Rockhouse Summervale, Holmfirth

- Extended Detached Residence
- Updated To A High Standard By Current Vendors
- Versatile/High Spec Four Double Bedroom Accommodation
- Triple Garage
- Attractive Gardens

Tenure: Freehold EPC Rating: C

£595,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HMF108049 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk