



**River Holme View, Brockholes Holmfirth HD9 7BP**

**welcome to**

## **River Holme View, Brockholes Holmfirth**

MODERN DETACHED FOUR BEDROOM PROPERTY IDEAL FAMILY HOME, WITH SPACIOUS EXTENDED KITCHEN DINER OCCUPYING A PLEASANT CUL DE SAC POSITION IN THE VILLAGE OF BROCKHOLES WITH ENCLOSED REAR GARDEN, DOUBLE GARAGE AND DOUBLE DRIVEWAY.

### **Summary**

Set in a prime cul de sac position is this well-appointed extended four bedroom detached property, on a sizeable plot, suitable for families or professionals. Set within the popular village of Brockholes. It is in close proximity to high regarded schooling and within close proximity of a train station. Internally the accommodation comprises an entrance hallway, lounge, spacious open plan kitchen diner, with sliding french doors leading onto the enclosed rear garden, W/C, Utility, four bedrooms, bathroom and wetroom style en suite. Externally there is laid to lawn garden to the front of the property, double driveway leading to the attached double garage. To the rear of the property there is a pleasant enclosed garden.

### **Accommodation Entrance Hall**

Enter the property through composite door, into spacious entrance hallway with Karndean flooring and radiator. Useful built in storage cupboard ideal for coats and shoes. Karndean flooring stairway leading to upstairs landing.

### **Lounge**

19' 11" x 10' 9" ( 6.07m x 3.28m )

The spacious lounge is the ideal living area with a boxed bay double glazed window to the front aspect which lets in plenty of natural light. Coving & Karndean flooring throughout.

### **Kitchen Diner**

20' 6" x 19' 6" ( 6.25m x 5.94m )

The real hub of the home is this spacious extended kitchen diner ideal for a growing family or for hosting and entertaining. The room lets in plenty of natural light through the three velux windows and french sliding doors. The kitchen provides an

excellent range of modern wall and base units and is further complimented by work surfaces. Further enhance by a central island, complimented by breakfast bar seating, further storage and continues the worktop. The kitchen has a good range of integral appliances including double oven, microwave, coffee machine, fridge, separate freezer, dishwasher, five ring gas burner and an angled modern extractor hood. Larder style storage cupboard. The kitchen holds enough space for further seating at a dining table. With the added benefit of the french style sliding doors leading onto the rear garden which really opens up the already spacious room, ideal for those summer days. Tiled flooring with underfloor heating throughout. Inset downlighting to ceiling.

### **Utility**

9' 3" x 8' 11" ( 2.82m x 2.72m )

Karndean continues into spacious utility room. Obscure double glazed window to the side. Wall and base units and ceramic style sink, plumbing for washer and vent for a tumble dryer. Plenty of shelving for storage, radiator.

### **Cloakroom**

The downstairs cloakroom is a spacious area with partial brick style wall, traditional style hand basin, W/C and radiator. Karndean flooring. Extractor unit.

### **Landing**

Karndean floored stairs lead to landing area that has a double glazed window to the side of the property and a double linen storage cupboard

### **Bedroom One**

11' plus built in wardrobes x 10' 10" ( 3.35m plus built in wardrobes x 3.30m )





The master bedroom has double glazed windows to the front of the property, double built in wardrobes with shelving and railing for storage. Radiator, Master bedroom leads to:

### **En Suite/Wet Room**

From the master bedroom there is the wet room style en suite with mosaic styled tiled flooring, tiled walling, rainfall shower with additional handset, a wall hung semi pedestal modern square sink and w/c. Obscured double glazed window to side, chrome heated ladder radiator.

### **Bedroom Two**

14' 8" max x 10' 10" ( 4.47m max x 3.30m )

L Shaped bedroom which is carpeted, has double glazed window to rear of property. This bedroom has the loft access. Radiator.

### **Bedroom Three**

8' 7" x 12' 10" ( 2.62m x 3.91m )

Another double bedroom with double glazed window that looks onto rear of property. Radiator.

### **Bedroom Four**

10' 10" x 6' 7" ( 3.30m x 2.01m )

Spacious bedroom, could be ideal for a home office has double glazed window looks onto front of property. Radiator. Laminate Flooring.

### **House Bathroom**

Modern three piece white suite comprising of corner bath with rainfall shower and additional handset. Vanity wash hand basin with useful storage and low flush W/C, chrome style ladder radiator, tiled walls, inset downlights, obscure double glazed window to side,

### **External**

Leading out from the kitchen through the sliding doors is a decked area, ideal for outdoor seating for al fresco dining in those summer months. The garden is lawned with shrubbery borders and there

is access to the side of the house. Access to the double garage. To the front of the property there is another nice sized lawned area with shrubs to the side, a boxed stone planter. Spacious tarmac driveway that leads to attached double garage, the garage has an electric car point.



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## **River Holme View, Brockholes Holmfirth**

- Modern Detached Property
- Extended Open Plan Kitchen Diner
- Family Bathroom & En Suite
- Four bedrooms
- Utility Room

Tenure: Freehold EPC Rating: C

offers in excess of

**£400,000**

### **directions to this property:**

Leave Holmfirth via Huddersfield Road, proceed through Thongsbridge and on reaching a cross roads take the right hand turn into Smithy Place down towards Brockholes.

On reaching the junction turn right onto New Mill Road then after a short distance turn right again then immediate left into River Holme View.



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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