



Briarfield Road, Holmfirth HD9 1LF

welcome to

Briarfield Road, Holmfirth

SPLENDID DETACHED RESIDENCE AFFORDING GENEROUS FOUR DOUBLE BEDROOM ACCOMMODATION THAT HAS BEEN SUBSTANTIALLY EXTENDED AND IS PERFECT FOR THE GROWING FAMILY WITH WELL REGARDED SCHOOLING CLOSEBY AND ENHANCED BY DELIGHTFUL GARDENS AND DOUBLE GARAGE.

Summary

Occupying a highly desirable cul de sac position on the fringes of Holmfirth this substantially extended modern detached residence is presented to the highest standards and boasts four double bedroom accommodation briefly comprising: entrance hall, cloaks w/c, living room, dining kitchen, family room, utility, aforementioned first floor bedrooms, master being en suite and house bathroom. Externally the property is enhanced by perfectly manicured gardens and detached double garage whilst the location is perfect for the well regarded high school, junior schools and access to the wealth of local amenities along with major commuting routes.

Accommodation

Entrance Hall

A spacious entrance with engineered oak floor covering, decorative dado and coving to ceiling, a central heating radiator and staircase with spindle balustrade ascending to the first floor. There is a splendid fitted office space beneath the stairs, ideal for the home worker.

Living Room

23' 9" x 11' 2" (7.24m x 3.40m)

There is a continuation of the floor covering, and the focal point of the room is the coal effect gas fire set to feature marble surround and hearth. Again there is decorative coving and dado rail, various wall light points, two central heating radiators and the room is double glazed to front aspect with French style doors leading into the family room.

Dining Kitchen

24' 2" x 11' 5" (7.37m x 3.48m)

Perfect for the modern family the room is enhanced by underfloor heating and is fitted with a stylish range of wall and base units with granite

worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Integral appliances include the electric hob and double oven along with the dishwasher whilst the room has space for the fridge freezer, concealed unit lighting and inset ceiling lighting and a centre island provides more work surface and additional storage. The room is also double glazed to rear aspect.

Family Room

14' 5" x 13' 2" (4.39m x 4.01m)

This simply splendid room is an addition made by the current vendors and is a most impressive room again boasting underfloor heating and having a high quality laminate flooring, an angled ceiling with two roof windows, and more natural light floods through the room via the French style doors with glazed panels to rear aspect. The room also has various wall light points.

W/C

White low flush w/c and hand washbasin with tiled surrounds and floor covering, radiator and extractor.

Utility

9' 2" x 7' 6" (2.79m x 2.29m)

A further addition to the property and having a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit. There is a tiled floor covering, plumbing for washing machine, central heating radiator a door leads to the rear of the property whilst the room also houses the central heating boiler.

Bedroom One

11' 5" x 13' 1" (3.48m x 3.99m)

The principal bedroom is stylishly presented and has fitted wardrobes, decorative picture rail and coving to ceiling, a central heating radiator and is double





glazed to rear aspect.

En Suite

Modern white suite comprising of low flush w/c and vanity style hand washbasin and step shower. The room affords complementary tiled surrounds and floor covering, a chrome effect heated rail ladder, cylinder cupboard and double glazed obscure window.

Bedroom Two

12' 2" x 11' 8" (3.71m x 3.56m)

Double bedroom with fitted wardrobes, picture rail, coving to ceiling, central heating radiator and double glazed window looking out to front aspect.

Bedroom Three

11' 2" x 10' 8" (3.40m x 3.25m)

Another double bedroom again with fitted wardrobes, picture rail and coving to ceiling, central heating radiator, again double glazed to front elevation.

Bedroom Four

11' 5" x 11' 4" (3.48m x 3.45m)

Located to the rear of the property therefore again showcasing the views, the room has fitted wardrobes, picture rail and coving to ceiling, a central heating radiator and double glazed window.

House Bathroom

Attractively presented in a modern style with white low flush w/c, pedestal hand washbasin and paneled bath with chrome effect mixer attachment. There is tiled shower cubicle, tiled surrounds and floor covering, a chrome effect heated rail ladder and double glazed obscure window.

External

To the front of the property is a lawned area and a variety of plants and shrubs with steps leading down to the front door. The driveway that can accommodate several vehicles leads to the detached

double garage with up and over door and power and lighting. The well maintained rear gardens are predominantly lawned with timber and conifer boundaries, an array of border plants and shrubs, seating areas and boast a good degree of privacy.



view this property online williamhbrown.co.uk/Property/HMF108216



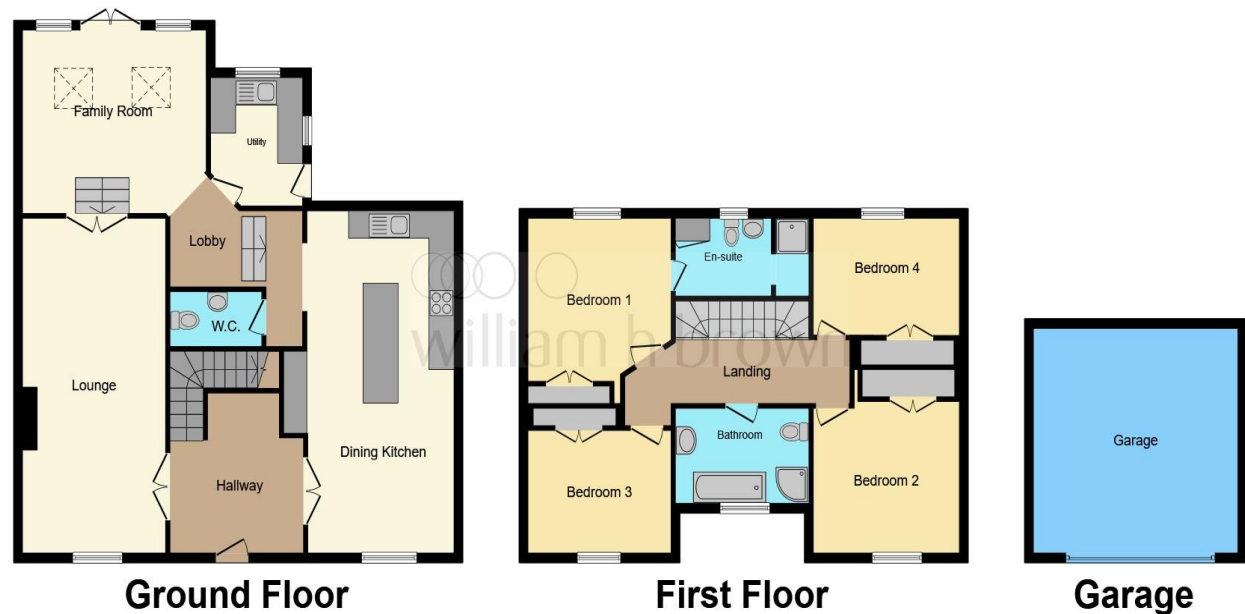
welcome to

Briarfield Road, Holmfirth

- Extended Modern Detached Residence
- Spacious Four Double Bed Accommodation
- Pristine Gardens
- Detached Double Garage
- Sought After Cul De Sac Position

Tenure: Freehold EPC Rating: C

£625,000



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

view this property online williamhbrown.co.uk/Property/HMF108216



Property Ref:
HMF108216 - 0016

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