



Ash Court Fairfields Road, Holmbridge Holmfirth HD9 2AH

welcome to

Ash Court Fairfields Road, Holmbridge Holmfirth

IMMACULATLY PRESENTED DETACHED RESIDENCE OCCUPYING AN ELEVATED COURTYARD POSITION AND AFFORDING GENEROUS FOUR BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDENS AND GARAGE.

Summary

Occupying a delightful courtyard position away from the main thoroughfare this immaculately presented detached residence warrants an internal inspection for the four bedroom accommodation to be fully appreciated. Briefly comprising: entrance porch, living room, garden room, dining kitchen, aforementioned first floor bedrooms, house bathroom and the principle bedroom boasting en suite facilities. The property also benefits from an alarm system throughout. Externally the property is further enhanced by well maintained gardens and there is access to an internal garage from front and rear. With shops nearby the property is in the catchment for well regarded schooling and ease of access to Holmfirth's many amenities and commuting routes.

Accommodation

Entrance Porch

There is a tiled floor covering, double glazed window to front aspect and door leading to:

Living Room

17' 8" x 13' 5" max (5.38m x 4.09m max)

A generously proportioned room with the focal point being the gas coal effect fire set to feature Adams style surround with tiled insert and hearth. There are various wall light points and natural light floods through the room via the double glazing to three aspects. There is a character beam to ceiling, a central heating radiator and a staircase ascends to the first floor.

Garden Room

8' 7" x 5' 9" (2.62m x 1.75m)

Located just off the living room, ideal for relaxation, and having delightful views towards Holme Moss. There is a central heating radiator and glazed door

leading out into the garden.

Dining Kitchen

17' 9" x 9' 6" (5.41m x 2.90m)

With ample room for freestanding dining furniture, the kitchen boasting an attractive range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the five burner SMEG gas hob with extractor hood, an electric SMEG oven and new integral dishwasher, whilst the room has concealed unit lighting, complementary tiled surrounds, inset ceiling lighting, an oak floor covering, feature window to rear aspect and double glazed window to front aspect. There is also a further storage cupboard.

First Floor Bedroom One

15' 8" to robe x 9' 6" (4.78m to robe x 2.90m)

The principle double bedroom has fitted wardrobes, two central heating radiators and is double glazed to two aspects with one being a feature porthole style window.

En Suite

Modern white suite comprising of low flush w/c and contemporary style hand washbasin. There is a quadrant shower cubicle, an extractor, chrome effect heated rail ladder, complementary tiled surrounds and floor covering and a double glazed obscure window.

Bedroom Two

10' 3" x 9' 9" (3.12m x 2.97m)

The second double bedroom has a central heating radiator and a double glazed window to front elevation.





Bedroom Three

12' 10" x 7' 1" (3.91m x 2.16m)

Another room capable of accommodating a double bed, the room boasting fitted wardrobes, a laminate floor covering, radiator and double glazing windows to two aspects one being a feature porthole window.

Bedroom Four

7' 1" x 6' (2.16m x 1.83m)

Utilised as either the fourth bedroom or home office the room has a radiator and is double glazed to rear aspect.

House Bathroom

7' x 6' 9" (2.13m x 2.06m)

Once more a stylish white suite with low flush w/c, wall mounted hand washbasin and 'p' shape shower bath with overhead rainfall unit and screen. There are tiled walls and floor covering, inset ceiling lighting, a chrome effect heated rail and a double glazed obscure window.

External

To the front of the property a tarmac driveway leads to the single garage. The garage houses new central heating boiler, and there is a utility area to the rear with plumbing for a washing machine. The garage is also double glazed to the rear with a door leading to the garden. A raised patio with wrought iron railings to the front of the property sweeps around the side and to the rear and is ideal for taking in the delightful views. There is a lawned garden to the rear with raised flower beds and established plants and shrubs as well as a seating area for outdoor dining.



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welcome to

Ash Court Fairfields Road, Holmbridge Holmfirth

- Modern Detached House
- Four Bedroom Accommodation
- Garage
- Courtyard Position
- Gardens

Tenure: Freehold EPC Rating: D

£425,000

directions to this property:

Leave Holmfirth via Victoria Street and at the traffic lights turn left on to Woodhead Road. Proceed forward towards the village of Holmbridge. Turn right on to Shaw Lane and immediately left onto Fairfields Rd where the property can be found on the right hand.



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