



**Woodland Grove, Holmfirth HD9 7FG**

**welcome to**

## **Woodland Grove, Holmfirth**

LOCATED ON A SELECT DEVELOPMENT AND WELL PLACED FOR HOLMFIRTH'S AMENITIES AND SCHOOLING IS THIS MODERN END TOWNHOUSE AFFORDING HIGH SPECIFICATION FOUR BEDROOM ACCOMMODATION WITH INTEGRAL GARAGE AND GARDENS. NO ONWARD CHAIN.

### **Summary**

Presented to a high standard is this splendid modern end townhouse located on a prestigious development in the ever popular Holmfirth. With no onward chain this home is perfect for the growing family and boasting spacious four bedroom accommodation on three levels this fabulous property warrants an internal inspection to be fully appreciated. There is off street parking and an integral garage and the property is enhanced by landscaped gardens whilst sitting perfectly for local amenities and well regarded schooling, and has ease of access to major routes for surrounding commercial centres.

### **Entrance Hall**

Upon entry there is a most pleasing impression and the hallway has a quality laminate floor covering with underfloor heating, inset ceiling lighting, understairs storage cupboard and a staircase ascending to the first floor with oak and glazed balustrade. There is access to the integral garage and:

### **Cloaks/W.C**

There is a continuation of the floor covering and underfloor heating whilst the room is fitted with a contemporary style white Villeroy and Boch suite comprising of low flush w/c and vanity style hand washbasin. The room has inset ceiling lighting and a double glazed obscure window.

### **Dining Kitchen**

17' x 15' 5" ( 5.18m x 4.70m )

Again benefiting from the underfloor heating the room is ideal for entertaining or getting the family together. The kitchen is fitted with a stylish range of wall and base units with Corian worksurfaces incorporating a one and a half bowl sink and drainer

unit with mixer tap. A range of high quality appliances include the induction hob, electric oven, dishwasher and fridge freezer whilst the centre island also houses a wine cooler and provides additional storage

There is ample space for freestanding furniture and the room is complemented by the tiled flooring and inset ceiling lighting. Bi fold doors lead out into the garden..

### **First Floor Living Room**

16' 10" x 10' 5" ( 5.13m x 3.17m )

A splendid reception room of generous proportions with inset ceiling lighting, two central heating radiators and two double glazed windows to rear aspect

### **Bedroom Four/ Home Office**

10' 7" x 10' 4" ( 3.23m x 3.15m )

Perfect as either a double bedroom or the home office if required the room has inset ceiling lighting, a central heating radiator and French style doors leading to the Juliet balcony showcasing the pleasant outlook.

### **House Bathroom**

10' 3" x 5' 6" ( 3.12m x 1.68m )

Again fitted with a contemporary style white suite comprising of low flush w/c, wall mounted hand washbasin with vanity unit and double ended bath with overhead rainfall shower and screen. The room has complementary tiled walls and floor covering, inset ceiling lighting, an extractor and heated rail ladder.

### **Upper Floor Bedroom One**

16' 10" max x 14' 1" max ( 5.13m max x 4.29m max )







A sizeable double room with French style doors leading to a Juliet balcony, once more boasting the views. The room has inset ceiling lighting, a central heating radiator and is also double glazed to rear aspect.

### **En Suite**

Fabulous wet room with white low flush w/c and wall mounted hand washbasin with vanity unit. There is a double walk in shower and the room is complemented by the tiled walls and floor covering, inset ceiling lighting, heated towel rail and extractor.

### **Bedroom Two**

10' 1" max x 8' 10" ( 3.07m max x 2.69m )

Another double room with inset ceiling lighting, a radiator and double glazed to rear elevation.

### **Bedroom Three**

11' x 7' 8" ( 3.35m x 2.34m )

Another room that could accommodate a double bed and having inset ceiling lighting, a central heating radiator and double glazed window to rear aspect.



### **External**

To the front of the property is off street parking for two vehicles and access to the aforementioned integral garage. The garage has an electric door, EV charger, power and lighting. The timber fenced, enclosed rear gardens are tiered with a raised lawned area and patio area on the lower level, perfect for dining al fresco.



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## Woodland Grove, Holmfirth

- Modern End Townhouse
- Four Bedroom Accommodation
- Integral Garage
- Terraced Gardens
- Envable Location

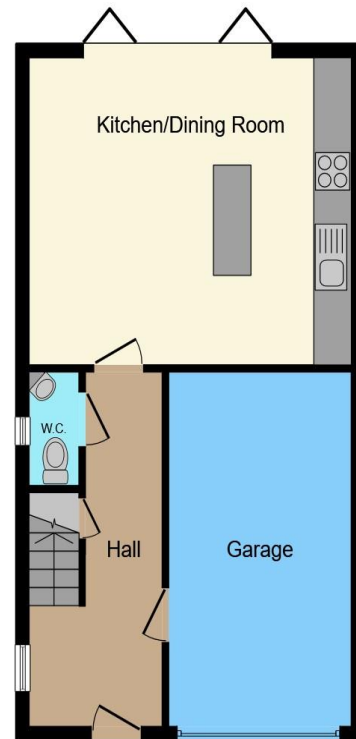
Tenure: Freehold EPC Rating: B

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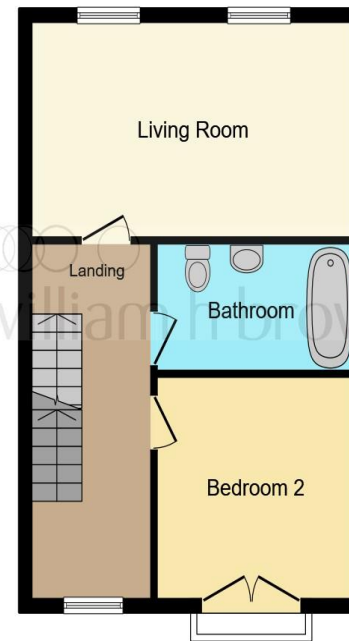
**£380,000**

### directions to this property:

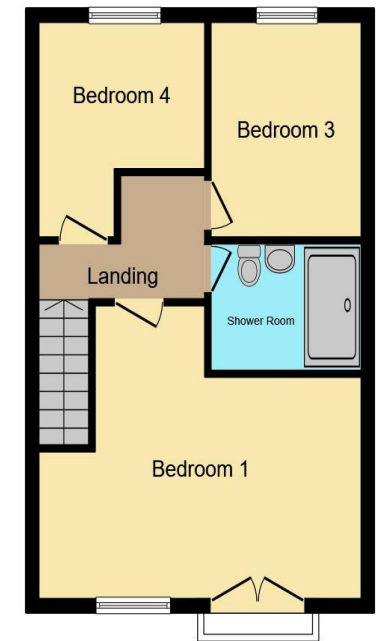
Leave Holmfirth on Station Road towards New Mill. Towards the top of the hill turn left onto the Woodlands development where the property can be found on the left hand side.



Ground Floor



First Floor



Second 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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