



Mill Race Fold, Thongsbridge Holmfirth HD9 7HN

welcome to

Mill Race Fold, Thongsbridge Holmfirth

COMMANDING DETACHED RESIDENCE BOASTING SPACIOUS FIVE BEDROOM ACCOMMODATION ON THREE LEVELS SITUATED AWAY FROM THE MAIN THOROUGHFARE AND HAVING LOW MAINTENANCE GARDENS AND DOUBLE GARAGE.

Summary

Available with no vendor chain is this substantial modern detached residence. Located on a peaceful cul de sac the property bears all the hallmarks of a fabulous family home and affords spacious five bedroom accommodation briefly comprising: entrance hall, cloaks/w.c, two reception rooms, breakfast kitchen, three first floor bedrooms, the principle bedroom having en suite facilities, house bathroom and two upper floor double bedrooms, one again boasting an en suite. Externally the property is enhanced by gardens to front and rear and there is access to a double garage. With quality schooling and a wealth of amenities close at hand an internal inspection would be highly recommended.

Accommodation Entrance Hall

There is a laminate floor covering, radiator, understairs cloaks cupboard and a staircase with spindle balustrade ascending to the first floor.

Cloaks/W.C

Neutral coloured low level w/c and vanity style hand washbasin with radiator and double glazed obscure window.

Living Room

19' 10" max x 11' 7" (6.05m max x 3.53m)

A generously proportioned reception room with a continuation of the laminate floor covering, a feature fireplace, decorative coving to ceiling, various wall light points, two radiators and double glazed to front aspect.

Dining Room

11' 4" x 9' 8" (3.45m x 2.95m)

With good space for freestanding dining furniture

and ideal for entertaining the room has a laminate floor covering, coving to ceiling, two central heating radiators and French style doors lead to the rear of the property.

Breakfast Kitchen

16' 8" x 9' 9" (5.08m x 2.97m)

Another sizeable room fitted out with a shaker style range of wall and base units with granite worktops incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the five burner range cooker, integral dishwasher and fridge freezer and there is plumbing for the washing machine. Enhanced by tiled surrounds and floor covering the room has concealed unit lighting and is double glazed to rear aspect with another door leading to the rear of the property.

First Floor House Bathroom

9' 8" x 6' 8" (2.95m x 2.03m)

Fitted with a white suite comprising of low flush w/c, vanity style hand washbasin and double ended bath. There is a separate shower cubicle, travertine style walls and floor covering, inset ceiling lighting, chrome effect heated rail ladder and double glazed obscure window.

Principle Bedroom

12' 8" x 11' 6" (3.86m x 3.51m)

A fabulous double room with laminate floor covering, radiator and double glazed to front aspect with a pleasant outlook.

En Suite

Modern white suite comprising of low flush w/c and vanity style hand washbasin along with double step in shower with rainfall unit. There are tiled surrounds and floor covering, inset ceiling lighting and a





chrome effect heated rail ladder.

Bedroom Two

12' into robe x 8' 5" (3.66m into robe x 2.57m)

A second double room, carpeted, with a bank of wardrobes, built in storage cupboard, radiator and again double glazed to front elevation showcasing the views.

Bedroom Three

9' 9" x 9' 1" (2.97m x 2.77m)

Another carpeted room of double proportions with radiator, fitted wardrobes and double glazed to rear aspect.

Upper Floor Landing Area

An ideal study area with fitted desk and drawers.

Bedroom Four

12' 8" max x 10' 9" max (3.86m max x 3.28m max)

An ideal guest or teenagers room with fitted wardrobes and dressing table, radiator and double glazed to side aspect.

En Suite

Modern white suite comprising of low flush w/c, vanity style hand washbasin and tiled shower cubicle. There are tiled surrounds and floor covering, inset ceiling lighting and a chrome effect heated rail ladder.

Bedroom Five

10' 2" x 10' 10" restricted head height (3.10m x 3.30m restricted head height)

The final double bedroom has fitted shelving and drawers, a radiator and is double glazed to side aspect-again note the views.

External

To the front of the property is driveway providing off street parking for several vehicle. This in turn leads to the double garage with remote door, power and lighting, the central heating boiler, a water

supply and door leading to the rear. The front gardens are predominantly lawned with a variety of plants and shrubs whilst the rear are low maintenance terraced gardens ideal for relaxation with a good degree of privacy.



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Mill Race Fold, Thongsbridge Holmfirth

- Modern Detached House
- Versatile Five Bedroom Accommodation
- Two Reception Rooms
- Double Garage
- Peaceful Location

Tenure: Freehold EPC Rating: D

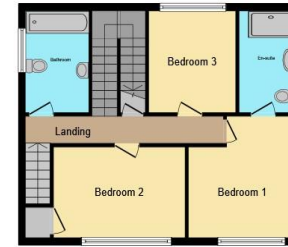
£425,000

directions to this property:

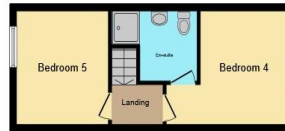
Leave Holmfirth via Huddersfield Road towards Honley. On reaching Thongsbridge turn right into Miry Lane. Follow this road and after a short distance turn right into Longlands Bank then left onto Heys Gardens where Mill Race Fold can be found on the left hand side.



Ground Floor



First Floor



Second Floor

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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

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