



**Holme View Drive,Upperthong HOLMFIRTH HD9 3HL**



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## **Holme View Drive, Upperthong HOLMFIRTH**

OCCUPYING AN ELEVATED POSITION IS THIS DETACHED RESIDENCE AFFORDING SPACIOUS FOUR BEDROOM ACCOMMODATION WITH TWO RECEPTION ROOMS, GARAGE AND GARDENS LOCATED IN THE POPULAR VILLAGE OF UPPERTHONG

### **Summary**

Available with no vendor chain is the modern detached residence that affords generous four bedroom accommodation occupying an elevated position within the sought after village of Upperthong with attractive views across the valley. Briefly comprising: entrance hall, living room, dining room, breakfast kitchen, aforementioned bedrooms and house bathroom. Externally the property is enhanced by gardens to front and rear and a driveway giving access to the integral garage. Well regarded schooling is close by along access to local amenities and major routes for the commuter.

### **Accommodation**

#### **Entrance Hall**

The entrance has a central heating radiator and open staircase ascending to the first floor.

Door leading to:

#### **Living Room**

22' 10" x 12' 5" ( 6.96m x 3.78m )

An extremely spacious reception room with the focal point being the living flame electric fire set to feature surround. Natural light flows through the room via the double glazed window to front aspect and patio doors leading out to the rear, whilst there are various wall light points and two central heating radiators.

#### **Breakfast Kitchen**

15' 4" x 8' 10" ( 4.67m x 2.69m )

Again a sizeable room fitted with a 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 a stainless steel gas hob and electric oven and there is plumbing for the washing machine. The room has a central heating

radiator, is double glazed to rear aspect, a door leads in to a pantry whilst a further door leads to the garage.

#### **Dining Room**

13' 9" x 9' 4" ( 4.19m x 2.84m )

Affording a wealth of space for freestanding dining furniture there is a central heating radiator and double glazed window to front aspect.

#### **First Floor**

##### **House Bathroom**

8' 7" x 7' 3" max ( 2.62m x 2.21m max )

Fitted with a white suite comprising of low flush w/c, vanity style hand washbasin and panelled bath with overhead attachment. There is a separate quadrant shower cubicle, travertine style tiled walls, a chrome effect heated rail ladder and double glazed obscure window.

##### **Bedroom One**

12' x 12' into robe ( 3.66m x 3.66m into robe )

This double room has fitted wardrobes, a central heating radiator and is double glazed to front aspect with fabulous valley views towards Holme Moss

##### **Bedroom Two**

11' 10" max x 10' 6" ( 3.61m max x 3.20m )

This double room has a central heating radiator and is double glazed to rear aspect.

##### **Bedroom Three**

16' max x 10' 6" max ( 4.88m max x 3.20m max )

Another generous double room with central heating radiator, double glazed to front aspect again showcasing the views.

##### **Bedroom Four**



12' 1" max x 9' 4" max ( 3.68m max x 2.84m max )

The final double room has a central heating radiator and is double glazed to rear elevation.

### **External**

To the front of the property is a garden area and driveway leading to the garage. The garage has a remote door, power and lighting and door leading out into the rear garden. Within the garage is also a separate w/c with double glazed obscure window. The rear gardens boast a good deal of privacy with a raised lawned area and a good array of established plants and shrubs.



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## **Holme View Drive, Upperthong HOLMFIRTH**

- Detached House
- Four Double Bedroom Accommodation
- Gardens
- Garage/Driveway
- Village Location

Tenure: Freehold EPC Rating: C

guide price

**£350,000**

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

Leave Holmfirth via Victoria Street and turn left at the traffic lights on to Huddersfield Road. Bear right on to Greenfield Road A635. Turn right on to Ash Grove Road and follow the road to the top. Turn left on to Broad Lane. Turn right on to Netherhouses and left on to Holme View Drive where the property can be found on the right hand side.



**Ground Floor**



**First 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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