



Upper Meadows, Upperthong Holmfirth HD9 3HR

welcome to

Upper Meadows, Upperthong Holmfirth

MODERN DETACHED RESIDENCE IMMACULATLY PRESENTED AND AFFORDING GENEROUS FOUR BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDENS AND DOUBLE GARAGE LOCATED IN THE DESIRABLE VILLAGE OF UPPERTHONG.

Summary

William H Brown are delighted to bring to market this detached modern family home on a popular development in the village of Upperthong. Well placed for highly regarded local primary schools and within the catchment for Holmfirth High school, the property is also just a short distance from the vibrant village of Holmfirth with shops, restaurants and bars but also benefits from being on the doorstep to some of the most beautiful countryside. The property provides good sized and well presented accommodation throughout and briefly comprises, an entrance hallway, guest WC, dining room, kitchen and living room to the ground floor and to the first floor is a landing, four generous bedrooms (principle bedroom with en-suite) and a family bathroom. Externally the house sits on a generous corner plot with a driveway, double garage and garden to the front, side and to the rear. Well located for ease of access to major commuting routes a viewing is highly recommended to appreciate the position, size and presentation of this superb family home.

Accommodation Entrance Hall

Fitted with a high quality engineered oak floor covering the hallway has inset ceiling lighting, central heating radiator and staircase ascending to the first floor.

Cloaks/W.C

Modern white low flush w/c and vanity style hand washbasin with tiled surrounds, inset ceiling lighting and double glazed obscure window.

Living Room

17' 8" x 11' 3" (5.38m x 3.43m)
A generously proportioned, carpeted room with the

focal point being the wall mounted electric living flame fire. There is a central heating radiator and the room is double glazed to front aspect.

Dining Room

11' 9" x 11' 3" (3.58m x 3.43m)
Perfect for the more formal dining occasions the room has a central heating radiator and French style doors leading out into the rear garden

Breakfast Kitchen

12' 3" x 11' 3" max (3.73m x 3.43m max)
Fitted in a modern style with an attractive range of wall and base units with granite worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the Stoves stainless steel gas hob with extractor hood and electric oven whilst there is plumbing for the dishwasher and washing machine along with space for the fridge freezer There is an oak floor covering, concealed unit downlighting, a useful understairs pantry, double glazed window to rear aspect and door leading out to the side of the property.

First Floor Principle Bedroom

11' 6" x 10' 6" (3.51m x 3.20m)
The main bedroom has fitted wardrobes, a central heating radiator and is double glazed to front aspect with delightful views towards Holme Moss.

En Suite

Hand washbasin with tiled shower cubicle and complementary tiled walls and floor covering.

Bedroom Two

11' 5" x 10' 3" (3.48m x 3.12m)
The second double bedroom, again well presented has fitted wardrobes, radiator and again is double



glazed to front aspect showcasing the views.

Bedroom Three

11' 5" x 9' 1" (3.48m x 2.77m)

This double room has a central heating radiator and is double glazed overlooking the rear garden.

Bedroom Four

8' 4" x 7' 2" (2.54m x 2.18m)

A room that could act as the home office or bedroom having a central heating radiator and double glazed window to rear aspect.

House Bathroom

7' 4" x 5' 5" (2.24m x 1.65m)

Stylish suite comprising of white low flush w/c, pedestal hand washbasin and panelled bath with overhead shower unit and bi fold screen. There are neutrally tiled walls and floor covering, an extractor fan, chrome effect heated rail and double glazed obscure window.

External

The front garden is mainly laid to lawn whilst the tarmac driveway will tandem park several vehicles and leads to the double garage with roll door and power and lighting. The rear gardens boasts a good degree of privacy and again are laid to lawn with a decking area proving to be a particular sun trap. There are established plants and shrubs, a greenhouse, storage shed and water supply. To the adjacent side the gardens have a rockery, lawn and further plants and shrubs.



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welcome to

Upper Meadows, Upperthong Holmfirth

- Four Bedroom Accommodation
- Modern Detached House
- Attractive Gardens
- Double Garage
- Prime Village Location

Tenure: Freehold EPC Rating: D
Council Tax Band: E

guide price

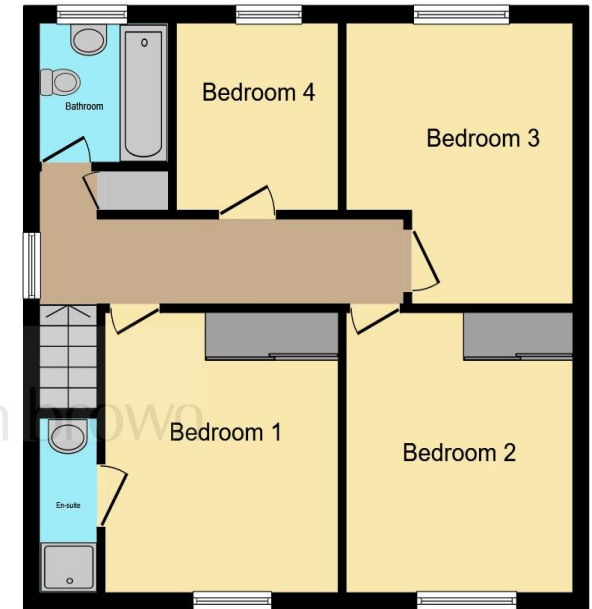
£475,000

directions to this property:

Leave Holmfirth via Greenfield Road, upon reaching Compo's fish restaurant, turn right into Parkhead Lane, proceed to the top and turn left into Upperthong Lane. Follow this road up and turn left onto Upper Meadows 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

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Property Ref:
HMF108458 - 0006

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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.

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