



Heys Road, Thongsbridge Holmfirth HD9 7SD

welcome to

Heys Road, Thongsbridge Holmfirth

BEAUTIFULLY PRESENTED PERIOD RESIDENCE AFFORDING SPACIOUS THREE BEDROOM ACCOMMODATION PRESENTED IN MOVE IN CONDITION WITH FABULOUS GARDENS AND BOASTING A PRIME HOLME VALLEY LOCATION

Summary

Luxuriously presented period residence boasting splendid character features yet further complemented by its contemporary interior. The property should appeal to the professional couple or anyone with high school age children wishing to be close to the highly regarded Holmfirth High. Boasting generous accommodation on three floors the property briefly comprises: entrance hall, sitting room/home office, sunroom, utility with w/c, living room, three upper floor double bedrooms and house bathroom and lower ground floor dining room and breakfast kitchen. Externally delightful gardens further enhance the property along with driveway and additional off street parking whilst the property is perfectly located for well regarded schooling, local amenities and ease of access to surrounding commercial centres.

Accommodation

Entrance Hall

Featuring a parquet style floor covering along with deep skirting boards character is immediately forthcoming. There is a central heating radiator and staircases lead to both the lower ground and upper floor.

Reception Room/ Studio

20' 2" x 14' (6.15m x 4.27m)
A splendid room with the focal point being the gas coal effect fire set to feature surround. There is a delft rack and built in bookshelves with glazed doors along with a central heating radiator and double glazed window to rear aspect.

Sunroom

9' 3" x 5' 4" (2.82m x 1.63m)
An ideal place for sitting and relaxing and affording a simply delightful outlook across the valley. There is

a vinyl floor covering and door leading out into the garden.

Living Room

18' 6" x 13' 1" (5.64m x 3.99m)
Having a double glazed dual aspect that further showcases the views the room has a continuation of the parquet style floor covering, a log burning stove is the central feature set to recess fireplace, there are various wall light points, cornice to ceiling and two central heating radiators.

Utility

Irregular Shaped Room 11' 8" x 7' 9" (3.56m x 2.36m)
The room contains further storage units, plumbing for the washing machine, a tiled floor covering, pot Belfast style sink unit with mixer tap and houses the central heating boiler.

W/C

White low flush w/c with extractor and tiled floor covering.

First Floor Bedroom One

18' 9" x 13' 4" max (5.71m x 4.06m max)
A splendid principle suite with the dual aspect once again drawing the eye to the fabulous outlook. There is an engineered oak floor covering, fitted wardrobes and a central heating radiator.

Bedroom Two

12' 1" x 11' 7" (3.68m x 3.53m)
The second bedroom or guest room has a central heating radiator and is double glazed to rear aspect, once more boasting the views.





Bedroom Three

14' 1" x 8' 6" (4.29m x 2.59m)

The final bedroom, also of double proportions has a central heating radiator and is again double glazed to rear aspect.

House Bathroom

Irregular Shaped Room 11' 5" x 10' 9" (3.48m x 3.28m)

A contemporary style room with white suite comprising of low flush w/c, vanity style hand washbasin and double ended bath along with step in shower with rainfall unit. There are complementary tiled surrounds and floor covering, inset ceiling lighting, a chrome effect heated rail ladder and double glazed obscure window.

Lower Ground Floor

There is a useful storage area which has electricity and plumbing/space for a washing machine.

Dining Room

17' 8" x 11' 7" (5.38m x 3.53m)

A generously proportioned room ideal for the more formal dining occasions and having an engineered oak floor covering, inset ceiling lighting, central heating radiator and double glazed window to rear aspect.

Breakfast Kitchen

19' 6" x 15' 1" (5.94m x 4.60m)

Fitted with a stylish range of wall and base units with butchers block effect worksurfaces incorporating a sink and drainer unit. A full range of appliances include the induction hob with extractor hood, electric oven, integrated dishwasher and fridge freezer. The room has a breakfast bar, larder unit, inset ceiling lighting and there are steps leading down to the bi folding door leading out into the garden.

External

To the front of the property is an allocated off street parking space. The fabulous gardens to the side and rear are extremely well maintained with lawned areas and a wealth of established plants and shrubs. There are several paved patio areas and the sun is available at most times somewhere within the garden. It is also extremely private and there is a greenhouse and garden shed. The driveway providing additional parking to the rear is accessed via the gates.



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Heys Road, Thongsbridge Holmfirth

- Immaculately Presented Period Residence
- Generous Three Bedroom Accommodation
- Delightful Gardens
- Panoramic Outlook
- Off Street Parking

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

£525,000

directions to this property:

Leave Holmfirth via Station Rd(A635)and head towards New Mill. On approaching New Mill turn left into Heys Rd where the property can be found set back towards the end of the road on the left hand side.



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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william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk